

HUNTERS[®]

HERE TO GET *you* THERE



74 Leeds Road

Harrogate, HG2 8BG

£1,750 Per Month





Area Map



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

74, Leeds Road, Harrogate, HG2 8BG, GB

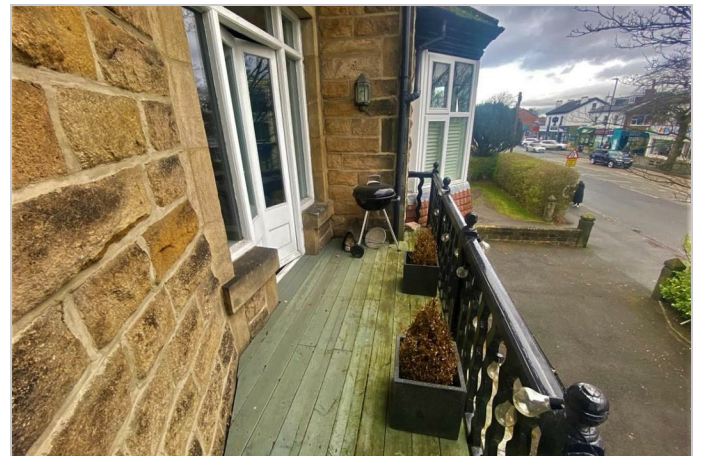


Total floor area: 93.8 sq.m. (1,009 sq.ft.)

The floor plan is an approximate representation of the actual layout of the property. All measurements, floor areas (including any total floor area), volumes and capacities are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A price paid only once to our respective owners by www.hunters.co.uk

HUNTERS
HERE TO GET YOU THERE

- Two double bedrooms
- Two allocated parking spaces
- EPC rating C
- Furnished to a high standard throughout
- Balcony
- Council tax band C
- Available July
- Sought after location on the South Side



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 877083 Email: harrogatelettings@hunters.com <https://www.hunters.com>

