

## 74 Leeds Road, , Harrogate, North Yorkshire, HG2 8BG

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

**£1,500 Per Month**



# 74 Leeds Road, , Harrogate, North Yorkshire, HG2 8BG

## DESCRIPTION

Council Tax Band C | EPC Rating C | Available July 2026 |

An immaculately presented two bedroom apartment situated right across the road from local amenities including take out food options, 3 grocery stores, post office, pharmacy, GP/doctor's office, dentist, vet, coffee shops/cafe's, as well as close to local parks and green areas. A 10 minute walk to Hornbeam Park train station which can take you to Leeds, York and London.

The property comprises two spacious double bedrooms both complete with an en-suite. Each bedroom provides ample storage space offering a large built in wardrobe in the main bedroom and a walk in wardrobe in the second.

A stunning kitchen including all white goods including dishwasher, washing machine, wine fridge, fridge and freezer. The open plan layout into a spacious lounge including a log fire and large bay windows providing lots of natural light.

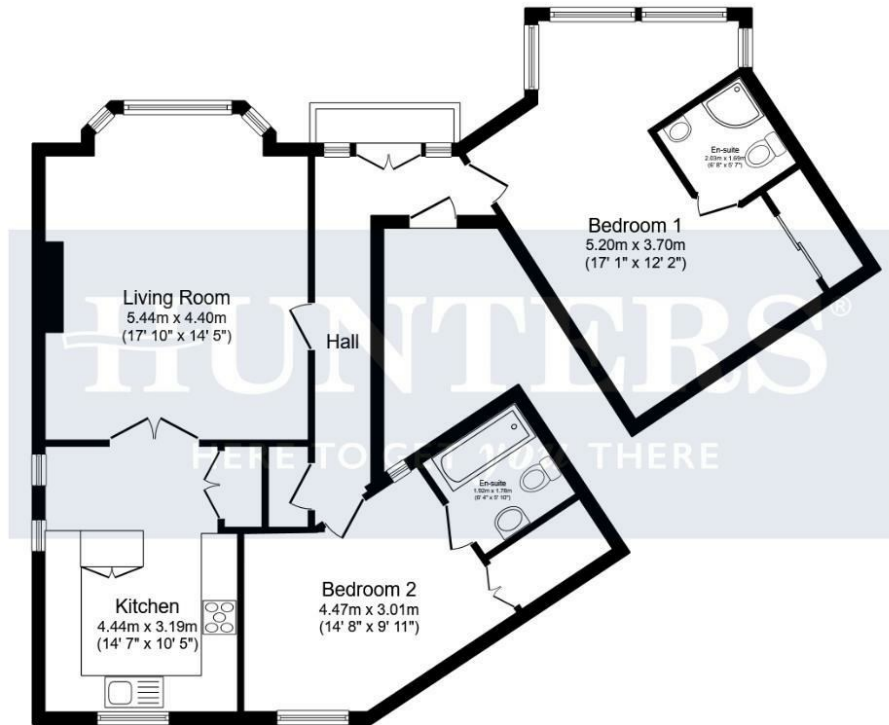
Completing the property is a balcony to the front which can be made full use of and two off road parking spaces. The apartment is offered furnished.

A viewing is highly recommended.





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



Floor Plan

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations 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 party must rely upon its own inspection(s). Powered by www.Propertybox.io



### Viewings

Please contact [harrogatelettings@hunters.com](mailto:harrogatelettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

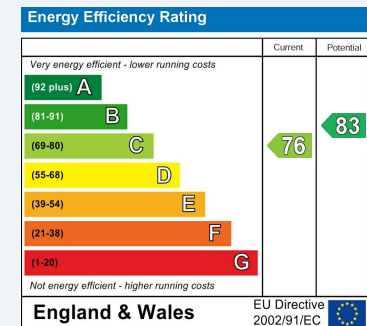
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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?** If you are thinking of selling 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.

