



Apt 1 The Old School House, 37a Grove Road, Harrogate, HG1 5EW

£1,400 pcm

Bond £1,615

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Apt 1 The Old School House, 37a Grove Road, Harrogate, HG1 5EW

A stunning two-bedroom ground-floor apartment forming part of this recently renovated former school building in a quiet and most convenient location within easy walking distance of the town centre. The stylish apartment provides high-quality accommodation including an open-plan living kitchen with bespoke fitted kitchen and living space. There are two double bedrooms and a modern bathroom. There is also excellent storage space within the apartment. An internal inspection of this beautifully presented ground floor apartment is strongly recommended to appreciate the high quality of accommodation on offer and super location. EPC rating C.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

With useful storage cupboard and utility cupboard with washer / dryer.

LIVING KITCHEN

A stunning open-plan living space with oak flooring and windows to the front. There is a large sitting area and the kitchen comprises a range of quality wall and base units with island and breakfast bar. Including electric hob, integrated oven, fridge freezer and dishwasher.

BEDROOM 1

A double bedroom with window to front with fitted shutters.

BEDROOM 2

A further double bedroom with window to rear with fitted shutters.

BATHROOM

A white modern suite with WC, washbasin and bath with shower above. Heated towel rail.

FURNISHINGS

Corner sofa, Sideboard, 2 x velvet armchairs, 1 x open wardrobe, 2 x bedside tables, 2 x bar stools, 1 dining table & 4 chairs, 1 x floor lamp, 2 x double beds, 1 x large rug

COUNCIL TAX

The property is in Council Tax Band B.

SERVICES

All mains services are connected to the property.

Mobile coverage - EE & Vodafone. O2 & Three may be variable in home.

Broadband - Basic 12 Mbps, Superfast 60 Mbps, Ultrafast 1800 Mbps

Network availability - Openreach, CityFibre

Information obtained via:

<https://checker.ofcom.org.uk/>

USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=10094450439>

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