



Harrogate Street, Netherfield
£975 PCM

 **Comfort**
Estates



Harrogate Street

Netherfield, Nottingham

Comfort Estates are delighted to present this charming two-bedroom semi-detached home, perfectly situated on Harrogate Street, Netherfield.

The property boasts a stylish, modern kitchen fitted with brand-new appliances, including a fridge freezer, washing machine, and dishwasher. There's also plenty of worktop space and cabinetry for all your storage needs.

Two generous double bedrooms are complemented by a spacious family bathroom with a shower over the bath. The home also benefits from two reception rooms, one featuring a beautiful fireplace for added character.

From the kitchen, patio doors open out to a delightful garden with decking and pebbled areas, complete with seating and a picnic bench – perfect for relaxing or entertaining.

Harrogate Street enjoys a convenient location, just a short walk from the local train station and nearby shop. A brief drive will take you to Victoria Retail Park, offering a wider choice of shops, cafés, and amenities.

Please note, the shed will not be for tenant use. The property is available 7th August 2026 – early viewing is highly recommended!





Living Room

13' 2" x 12' 8" (4.01m x 3.86m)

Upon entering the property, you are greeted by a bright and spacious living room, tastefully presented with a striking feature wallpapered chimney breast and an attractive fireplace creating a charming focal point to the room.

Dining Room

15' 7" x 12' 8" (4.74m x 3.85m)

Leading from the main reception room is a versatile second reception space, ideal for use as a dining room, family room, or additional lounge. Beautifully presented with a decorative chimney breast and stylish feature wall, this room offers access to the fully fitted kitchen and houses the staircase to the first floor, enhancing the natural flow and layout of the home.

Kitchen

20' 4" x 7' 7" (6.20m x 2.30m)

The beautifully designed, fully fitted kitchen features eye-catching patterned tile-effect flooring and comes complete with a gas hob, oven, brand-new fridge/freezer, dishwasher, and a new washing machine. Offering ample storage and generous worktop space, this kitchen is both stylish and functional. Double patio doors and a separate single door provide direct access to the garden, allowing natural light to flood the space and creating a seamless indoor-outdoor flow.



Main Bedroom

12' 8" x 11' 5" (3.86m x 3.49m)

This bright and spacious main bedroom features beautiful wooden flooring, two windows allowing for plenty of natural light, and a charming decorative fireplace set against a stylish feature wall. The neutral décor provides a warm and inviting space.

Second Bedroom

12' 4" x 9' 7" (3.75m x 2.92m)

This bright second bedroom offers a cosy and welcoming space, complete with wooden floors and a charming feature fireplace. The window fills the room with natural light, and neutral décor makes it a versatile room suitable for use as a guest bedroom, home office, or nursery.

Bathroom

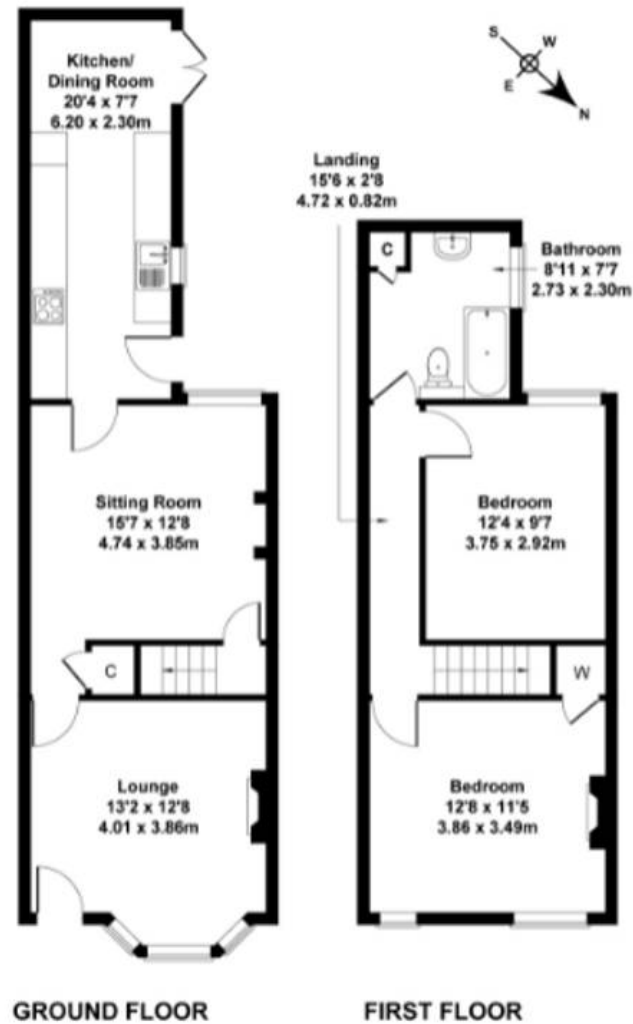
8' 11" x 7' 7" (2.73m x 2.30m)

This modern bathroom features a stylish corner bathtub with overhead shower, a wall-mounted sink, and contemporary fixtures including a chrome heated towel rail. Natural light pours in through the frosted window – Clean, bright, and well-maintained, it's both functional and inviting.





Approximate Gross Internal Area
926 sq ft - 86 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Comfort Estates

Comfort Estates, 47 Derby Road - NG1 5AW

0115 933 8997 • info@comfortestates.co.uk • www.comfortestates.co.uk