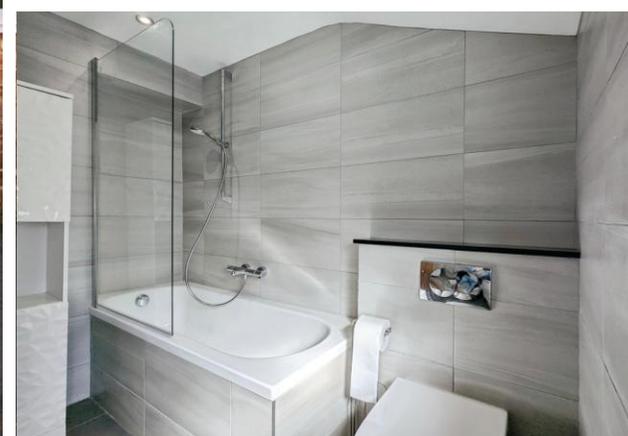


TO LET



Beech Street, Harrogate, HG2 7PL
£1,000 pcm

MARTIN&CO



Date available: 2nd April 2026

Deposit: £1,150

Unfurnished

Council Tax band: A

- Convenient location
- Two double bedroom mid-terrace property
- Beautifully modernised throughout
- Spacious fitted kitchen with breakfast bar
- House bathroom with modern suite and shower over bath
- Ensuite shower room to second bedroom
- Versatile attic room ideal for home office or dressing space



A beautifully presented two-bedroom mid-terrace property, thoughtfully modernised by the landlord and offered to the market in excellent condition throughout.

The property is ideally situated on Beech Street, a popular residential location in Harrogate, within easy reach of a range of local shops and amenities. Starbeck train station is also nearby, providing convenient access for commuters to Harrogate, Leeds, and beyond, making this an ideal home for professionals and families alike.

Internally, the property offers well-balanced and versatile accommodation.

To the ground floor, there is a surprisingly spacious and modern kitchen, complete with a breakfast bar and useful understairs storage cupboard. The kitchen is fully equipped with a fridge freezer, washing machine, and dishwasher, and leads through to a small internal hallway.

From here, there is access to the fully enclosed rear courtyard and the house bathroom, which features a modern suite with shower over bath.

To the first floor, there are two well-proportioned double bedrooms, with the second bedroom benefiting from a contemporary ensuite shower room with WC and wash basin.

A further staircase leads to a useful attic room, offering flexible additional space ideal for a home office, dressing room, or occasional living area.

Externally, the property benefits from a low-maintenance rear courtyard which enjoys the afternoon sun-perfect for relaxing or entertaining.

This property is likely to appeal to couples or a young family and is offered to the market on a long-term basis. Available immediately, subject to the usual referencing.

Further information regarding this fantastic property includes:

Utility: mains electricity, gas and water services.

Council tax band: A

Broadband availability: Fibre to the property with speeds estimated up to 1000MBps

Mobile phone coverage: O2, Vodafone, Three & EE

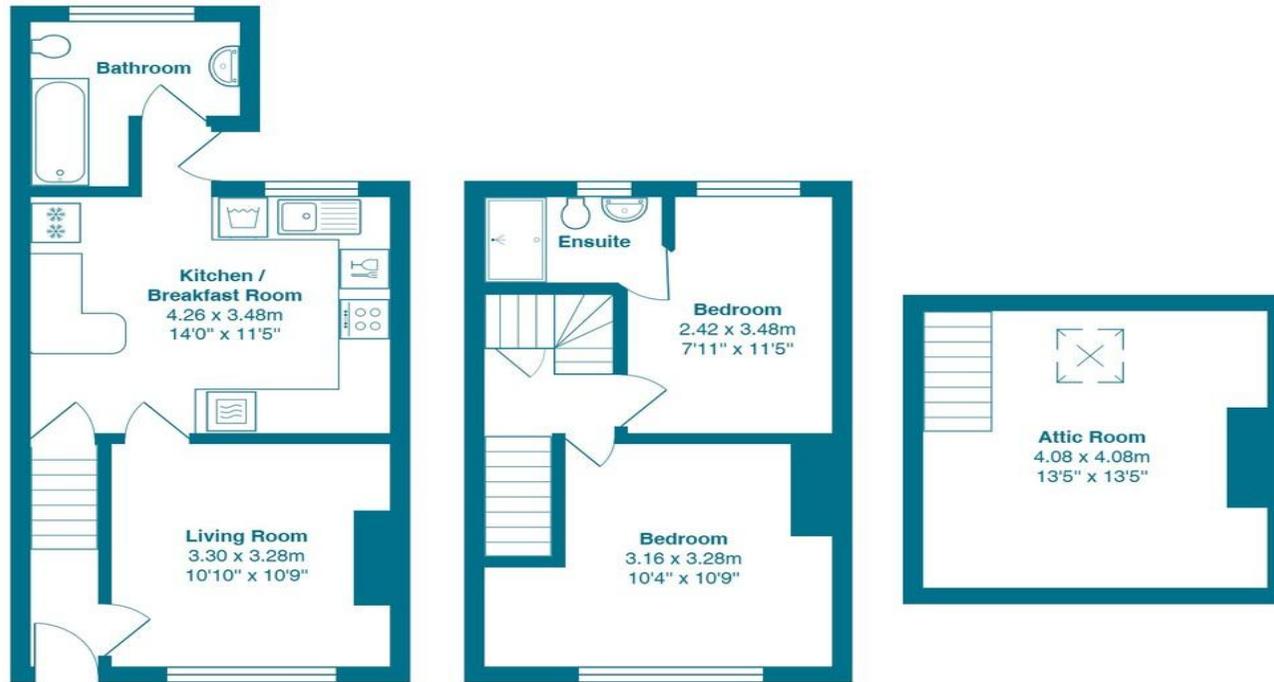
Satellite & Cable TV Availability: SKY, VIRGIN & BT

Flood Risk: Rivers & Seas - No Risk, Surface water- No Risk

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Beech Street, Harrogate, HG2 7PL

Total Area: 80.6 m² ... 868 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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