

TO LET



Cold Bath Road, Harrogate, HG2 0NA  
£1,500 PCM

  
**MARTIN&CO**





Rent: £1,500.00 PCM

Date available: Now

Deposit: £1,730.00

Fully Furnished

Council Tax band: B

- Popular location on the edge of Harrogate Town Centre
- Renovated to a high standard
- Fully furnished apartment
- Two double bedrooms
- Quality fixtures & fittings
- Two Bathrooms
- Minimum of a 6 month term

Martin & Co are delighted to offer to the lettings market this impressive two-bedroom, first floor apartment, located on Cold Bath Road, Harrogate.

Wells House is conveniently located on the sought after Cold Bath Road. Nestled on the edge of Harrogate town centre the popular high street hosts some of Harrogate's most popular independent businesses, cafes and restaurants. With the popular Valley Gardens & Montpellier Quarter both within a short walking distance.

Harrogate mainline station is within easy walking distance of the apartment and offers direct services to York, Leeds and London Kings Cross.

Accessing the apartment through the well-kept communal area, the apartment itself has been renovated to a high standard and will be offered to let fully furnished, initially on a six-month term, with the potential to extend.



Entering the property the open plan living kitchen has a real wow factor! The kitchen has been fitted with a range of timeless grey units, making the most of the space on offer. There is an integrated fridge freezer, double built in oven and a five-ring induction hob. The large kitchen island offers dining space as well as an integrated dishwasher, washing machine and sink.

Having been tastefully decorated and furnished with a large L shape sofa the living space offers both a place to socialise and unwind.

The main bedroom has been furnished with high quality fixtures and fittings, including a double bed. There is a useful storage cupboard in addition to the freestanding furniture.

The ensuite shower room, offers a walk-in shower, double sink & vanity unit, loo & heated towel rail.

Located at the far end of the apartment the tasteful décor and quality fixtures and fittings continue in the

second double bedroom.

The house bathroom has a luxurious feel having been fitted with a large walk-in shower, freestanding bath, basin, loo and two heated towel rails.

We understand that the property is serviced by mains electricity, gas and water services.

There is no allocated parking provided with the property. Tenants can apply for a North Yorkshire Council parking permit, at the cost of £36.00 PA, subject to availability.

Broadband availability: Full fibre broadband included in the monthly rent.

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY & BT

Flood Risk: No Risk







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Total Area: 74.5 m<sup>2</sup> ... 802 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Martin & Co Harrogate

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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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