



Harrogate, Harrogate, HG2 0AQ, North Yorkshire

Great Sized 4 Bedroom House in College Road, Harrogate Feature Fireplaces in Lounge & Dining Room South Facing Courtyard In Catchment area for Harrogate Grammar School 2 Minutes walk to Valley Gardens, Harlow Carr Gardens, Pine Woods 5 minutes walk to the Stray and Town centre. On Street parking(No Disk) and the benefit of a large Garage at rear of property AVAILABLE FROM THE 15th OCTOBER 2018 GREAT 4 BEDROOM TERRACED PROPERTY WITH GARAGE IN A SUPERB LOCATION FOR SCHOOLS AND HARROGATE TOWN CENTRE... LOCATED IN A SOUGHT AFTER SOUTH -HARROGATE LOCATION CLOSE TO EXCELLENT LOCAL AMENITIES. BRIEFLY CONSISTING OF; LOUNGE(13'0" x 13' 0")Bright large modern lounge with feature gas coal effect fireplace.sky tv enabled decorated in neutral colours cream carpet.ceiling cornice and rose . INNER VESTIBULE Separate Dining Room(13'9" x 13'3") Spacious Bright ,Large dining room decorated in neutral colours.carpet to match with wood fireplace surround with marble slate interior.4 wall lights.useful recessed understairs storage area Kitchen(11'0" x 7'6") With slate tile floor effect Indesit Cooker & Gas Hob& intergrated fridge.modern kitchen units and lighting..modern worktop . Utility room(7'6" x 4'9") Good sized working area with plumbing for a washing machine workbench and extra storage units .Worcester gas boiler Tiled Cloakroom Handy area in modern design with wash basin and low suite wc FIRST FLOOR Landing with recessed cupboard Bedroom 1(13'3" x 13'0") large room with front facing window and ceiling cornice Bedroom 2 (11'6" x 7'3")good sized room with rear facing window and ceiling cornice House Bathroom Large bathroom with white suite and shower.Ladder Heated towel rail and ceiling spot lights SECOND FLOOR Bedroom 3(12'0" x 9'3") with built in wardrobes ,Velux window and ceiling rose . Door To Ensuite Shower Room with tiled walls and a white suite with shower cubicle incorporating Mira shower ,ceiling spots and ladder heated towel rail. BEDROOM 4(12'0" x 9'9") with built in wardrobes Velux window and enjoying a separate access to the ensuite. The property also enjoys a small rear flagged yard to the rear and a large garage.(15'8" x 12'9") There is also on street parking at the front of the property(Free no discs nor permits needed) EPC E AVAILABLE 15th October 2018 RENT £1095.00 BOND £1245.00

BASE INFORMATION:

Bed	: 4
Bath	: 3
Living Areas	: Living Room, Dining Room, Downstairs WC

CONVENIENCE:

General Amenities: Cable Internet,Cable

TV,Washer/Dryer,Satellite Dish,Gas Central Heating,SKY TV,

Appliance Amenities: Range/Oven,Refrigerator,

Energy Savings Amenities: Gas Hot Water,Fireplace,

Exterior Amenities: Garage,

Interior Amenities: Carpet Throughout,Fitted Kitchen,

Security Amenities: Burglar Alarm,