



Flat 3, 47 St Georges Road, Harrogate, North Yorkshire, HG2 9BP

**£1,100 pcm**

**Bond £1,269**

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

# Flat 3, 47 St Georges Road, Harrogate, North Yorkshire, HG2

A very spacious three-bedroom second-floor apartment with parking at the rear, situated in this most convenient location on the south side of Harrogate. This super apartment has access from the rear of this attractive period property and provides generous accommodation comprising three good-sized bedrooms, including a master bedroom with en-suite shower room, a modern bathroom and an impressive open-plan living area and kitchen. The property has the advantage of parking at the rear of the building and is situated on a quiet tree-lined avenue just off Leeds Road being well served by the excellent local amenities along Leeds Road yet within easy walking distance of Harrogate town centre via the famous Harrogate Stray. EPC rating D.

## SECOND FLOOR

### LIVING KITCHEN

An impressive open-plan living area with sitting and dining space together with an attractive decorative fireplace and window to front. The kitchen comprises a range of modern wall and base units with work top and breakfast bar, electric hob, double oven, integrated fridge / freezer and dishwasher.

### BEDROOM 1

A large double bedroom with fitted wardrobes and window to front.

### EN-SUITE SHOWER ROOM

With WC, washbasin and shower.

### BEDROOM 2

A double bedroom with window to rear and fitted wardrobes.

### BEDROOM 3

A further good-sized bedroom with window to rear and fitted cupboard.

### BATHROOM

A white suite with WC, washbasin, and bath with shower above. Skylight window. Utility cupboard with washer / dryer.

### OUTSIDE

There is parking at the rear of the property.

### COUNCIL TAX

This property has been placed in council tax band B.

### SERVICES

All mains services are connected to the property.

Mobile coverage - EE, Vodafone O2 all good outdoors. Three good outdoors, variable in-home.

Broadband - Basic 12 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (Amend as appropriate)

Network availability - Openreach, CityFibre, Virgin Media

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=100052007808>

## Verity Frearson

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