

HUNTERS®

HERE TO GET *you* THERE



Rossett Holt Grove

Harrogate, HG2 9AQ

£3,500 Per Calendar Month



5



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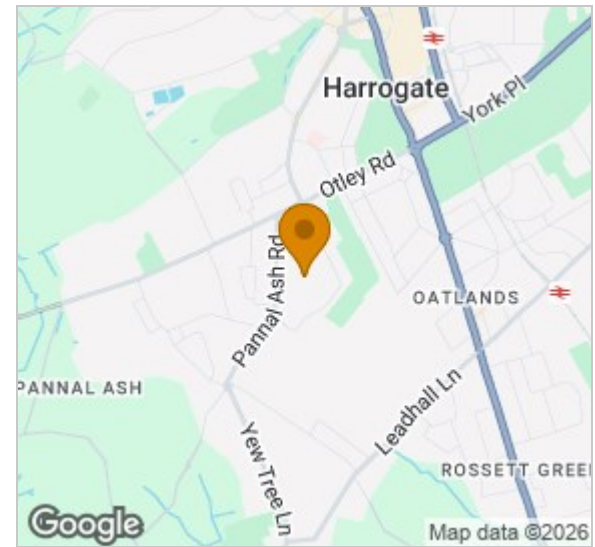
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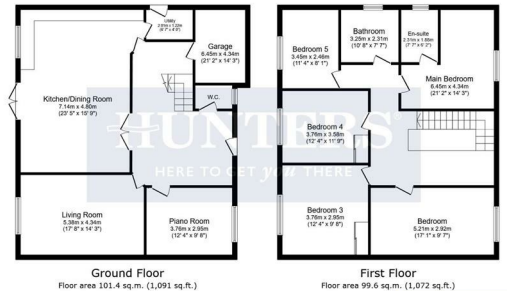


Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

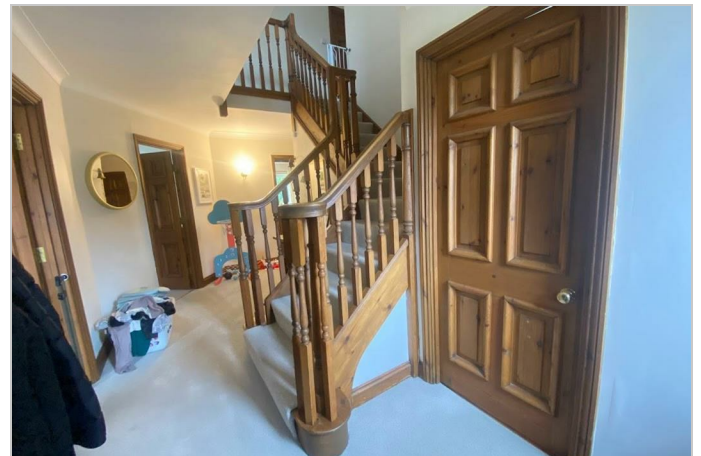
7, Rossett Holt Grove, Harrogate, HG2 9AQ, GB



Total floor area: 200.9 sq.m. (2,163 sq.ft.)

First Floor area 99.6 sq.m. (1,072 sq.ft.)

- Five bedroom detached family home
- Located on the sought after south side of Harrogate
- Driveway & double garage
- Open plan kitchen dining room with white goods included
- Two bathrooms & downstairs WC
- Well presented throughout
- Private rear garden with gardening costs included in rent
- EPC rating C
- Council tax band G



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters will be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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