



## Old Trough Way

Harrogate, HG1 3DE

£1,500 Per Calendar Month



\*Deposit alternative available\*

A newly updated semi-detached bungalow to rent on Old Trough Way within the Knox Mill area, this is a desirable residential neighbourhood located just 1.5 miles to the north of central Harrogate and is well placed to provide convenient and easy access to all the surrounding amenities including; New Park Primary Academy rated as good with Ofsted just 0.2 miles away, and The Grove Academy High School rated as Outstanding by Ofsted 0.7 miles away.

The semi-detached bungalow has been updated throughout including decoration and a brand new kitchen yet to be installed. The internal accommodation comprises; entrance hallway, spacious living room, brand new modern style kitchen with a range of base and wall units, hob and cooker. Contemporary family bathroom with white three piece suite, shower over bath with both rainfall and adjustable shower heads. Two double bedrooms and a further third bedroom or additional reception / dining room. Storage room with ladder access to the loft which has been boarded to offer a generous amount of storage.



- Bathroom

The floor plan shows a rectangular layout. At the top left is a bedroom (115 x 82, 3.47m x 2.48m). To its right is another bedroom (115 x 115, 3.66m x 3.47m). Further right is a kitchen (115 x 911, 3.47m x 3.13m) with a sink, stove, and refrigerator. Below the top-left bedroom is a storage area. A central hallway (278 x 115, 6.97m x 3.06m) connects the rooms. At the bottom left is a bedroom (115 x 57, 3.36m x 3.06m). At the bottom right is a reception room (120 x 143, 4.56m x 4.54m). The plan includes a bathroom, a fireplace in the reception room, and a front door. A large 'HUNTERS' watermark is visible across the center.

**TOTAL APPROX. FLOOR AREA 849 SQ.FT. (78.9 SQ.M.)**

Other areas affected by lease include the driveway. The accuracy of the floor plan, measurements, dimensions, of areas, materials, fixtures and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. It is a contract. Approval and acceptance must be given and confirmed in writing and no guarantee as to their accuracy or sufficiency can be given. Make your decision wisely.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		84	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		68
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 		

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