



## 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.



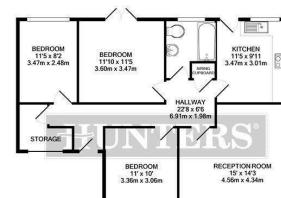
3 Bedrooms

Bathroom

## Area Map

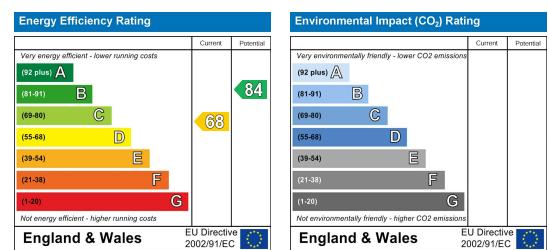


## Floor Plans



Whilst every effort has been made to ensure the accuracy of these floor plans, measurements are approximate and should be used as a guide only. They do not represent legal boundaries or measurements. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The plan is to be read in conjunction with the general terms and conditions of sale.

## Energy Efficiency Graph



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?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would 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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