

HUNTERS[®]

HERE TO GET *you* THERE



Studley Road

Harrogate, HG1 5JU

£4,750 Per Month



BUSINESS OPPORTUNITY | SIX EN SUITE GUEST ROOMS | AVAILABLE ON A RENTAL BASIS | VICTORIAN FEATURES | TWO GROUND FLOOR RECEPTION ROOMS | OUTDOOR SPACE | EPC RATING E



Entrance Vestibule
Access via solid wooden entrance door, glazed wooden door to:

Entrance Hall
Wood flooring, radiator, stairs to floor, doors to:

Lounge 17'5" x 12'9" (5.32 x 3.90)
UPVC double glazed bay window to front elevation, radiator, feature fire place, TV point.

Dining Room 16'0" x 10'9" (4.88 x 3.29)
UPVC double glazed window to rear elevation, radiator.

Kitchen 13'8" x 11'7" (4.17 x 3.55)
Range of wall and base mounted units with granite working surfaces over with inset Belfast sink and mixer tap, space for American style fridge freezer, plumbing and space for wash machine and dishwasher, Rangemaster cooker with extractor hood over, UPVC double glazed window to side elevation, UPVC double glazed door to rear courtyard garden, stairs down to:

Lower Ground

Hallway
Two storage cupboards, doors to:

Bedroom 25'5" x 11'10" (7.75 x 3.63)
UPVC double glazed window to rear elevation, range of fitted wardrobes, two radiators, inset ceiling spot lights.

Bedroom 8'10" x 5'9" (2.70 x 1.76)
UPVC double glazed window to rear elevation, radiator.

Bathroom
White suite comprising small panel bath, low level WC, pedestal wash hand basin, UPVC double glazed window to side elevation, door to:

Utility Space 5'8" x 5'8" (1.74 x 1.74)
UPVC double glazed window to rear elevation, plumbing and space for washing machine, boiler.

Split level first floor landing
Radiator, doors to:

Shower Room
White suite comprising shower cubicle with shower over and glazed screen, low level WC, pedestal wash hand basin, radiator, UPVC double glazed window to rear elevation, storage cupboard.

Bedroom 12'4" x 10'9" (3.76 x 3.28)
UPVC double glazed window to rear elevation, radiator, through to:

Ensuite Shower Room
Shower cubicle with glazed screen, pedestal wash hand basin, low level WC, UPVC double glazed window to side elevation.

Bedroom 17'6" x 10'10" (5.34 x 3.31)
UPVC double glazed bay window to front elevation, radiator, fitted wardrobes, fire place, door to:

Ensuite Shower Room
Shower cubicle with glazed screen, pedestal wash hand basin, low level WC, tiled walls and floor, extractor fan.

Bedroom 10'3" x 6'1" (3.14 x 1.86)
UPVC double glazed window to front elevation, radiator.

Second floor landing
Two storage cupboards, doors to:

Bedroom 13'8" x 11'7" (4.19 x 3.55)
UPVC double glazed window to rear elevation, radiator, fire place, door to:

Ensuite Shower Room
Shower cubicle with glazed screen, pedestal wash hand basin, low level WC, tiled walls and floor, extractor fan.

Bedroom 13'3" x 10'9" (4.04 x 3.28)
UPVC double glazed window to rear elevation, radiator, fire place, door to:

Ensuite Shower Room
Shower cubicle with glazed screen, pedestal wash hand basin, low level WC, tiled walls and floor, extractor fan.

Bedroom 13'11" x 10'9" (4.25 x 3.29)
UPVC double glazed window to front elevation, radiator, fitted wardrobe, door to:

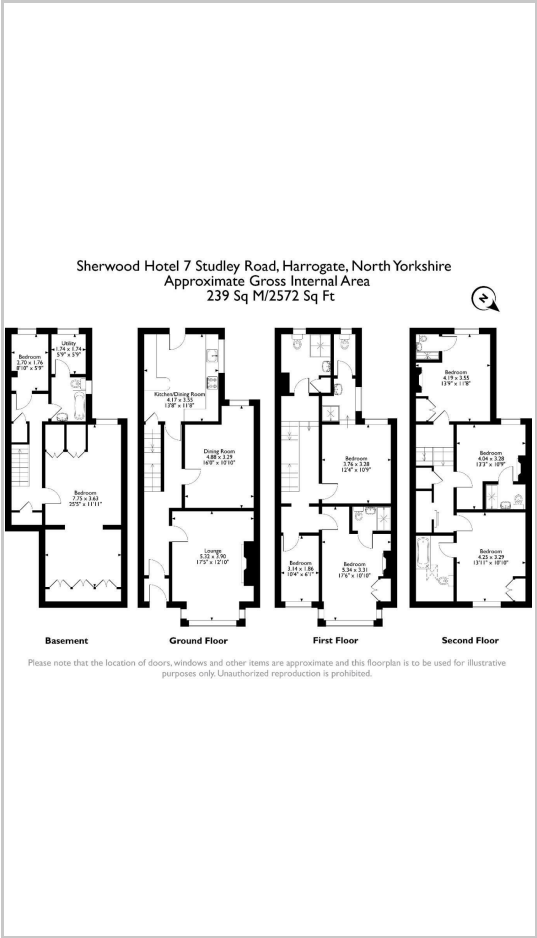
Ensuite Bathroom
White suite comprising panel bath with shower over, low level WC, pedestal wash hand basin, radiator, sky light.

EPC
Environmental impact as this property produces 17.0 tonnes of CO2.

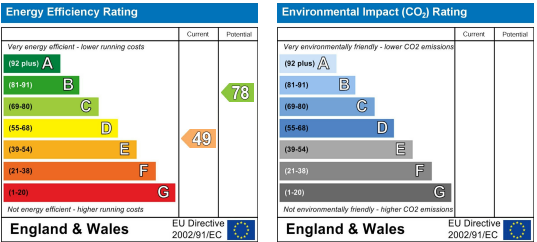
Area Map



Floor Plans



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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