



8-10 Cheltenham Mount  
Harrogate, HG1 1DL

£1,300 Per month



STUNNING FULLY FURNISHED TWO DOUBLE BEDROOMED FLAT  
CITY CENTRE LOCATION CLOSE TO LOCAL SHOPS AND TRAIN STATION  
OPEN PLAN SPACIOUS LIVING AREA  
ALLOCATED PARKING  
EPC C



## Location

The property is situated on Cheltenham Mount close to its junction with Cheltenham Parade A61 which forms the main road through Harrogate. Nearby occupiers include other office users, Red House Originals gallery and other business's and within a short distance to the bus and train stations along with local shops and supermarkets.

## Description

Welcome to a charming and distinctive two-bedroom flat, perfectly situated on the low second floor. This fully furnished, or optionally part-furnished, residence artistically blends contemporary style with the comforts of home, showcasing its unique character throughout. With a dynamic layout and the added bonus of a private parking space, this flat promises both convenience and flair.

As you enter, you're greeted by a spacious living area that radiates warmth and vibrancy, adorned with modern furnishings and quirky design elements, creating an inviting atmosphere ideal for relaxation or entertaining guests. The adjoining kitchen is a culinary enthusiast's dream, equipped with sleek contemporary appliances and ample counter space, making cooking and hosting effortless and enjoyable. Both bedrooms are generously sized and thoughtfully decorated, providing a perfect sanctuary away from the hectic pace of daily life. Each room contains ample storage solutions, ensuring you can keep your space organised and serene. The bathroom features a sleek and modern design, enhancing the overall aesthetic appeal of this charming flat. Ideally nestled in the heart of the town centre, this stylish residence offers unmatched convenience. A short stroll will lead you to an array of shops, delightful cafes, and efficient transport links, making it an ideal base for those who appreciate urban living with a unique character.

While the property comes fully furnished, there is the option for part-furnished arrangements through negotiation, catering to your personal preferences.

### **\*\*HEATING\*\***

This flat is equipped with mains gas central heating, ensuring a warm and comfortable environment throughout the year.

### **\*\*COUNCIL TAX BAND\*\***

The property falls under Band C for council tax.

### **\*\*UTILITIES\*\***

All essential mains services are connected for your

convenience.

### **\*\*BROADBAND\*\***

The flat is ready for broadband connectivity, and for the most accurate details on speeds and availability, we recommend checking the Ofcom online search tool.

### **\*\*MOBILE SIGNAL / COVERAGE\*\***

For information on mobile phone signal strength and coverage in the area, the Ofcom online search tool is a helpful resource.

### **\*\*HOLDING DEPOSIT\*\***

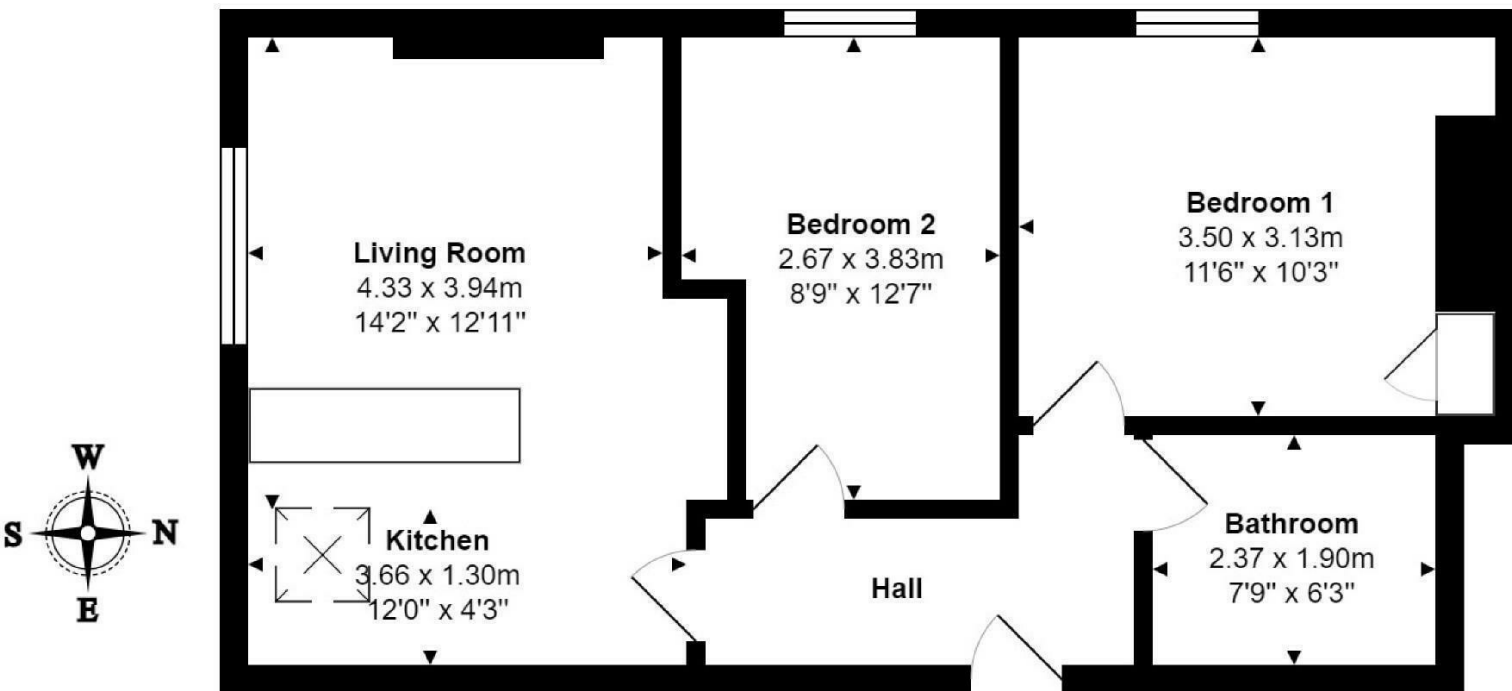
To reserve this property, a holding deposit equal to one week's rent will be required. Please note that this deposit may be withheld if any relevant party, including guarantors, withdraw from the tenancy, fail a Right-to-Rent check, provide false or misleading information, or do not sign the tenancy agreement (or Deed of Guarantee) within 15 calendar days or any other mutually agreed deadline.

### **\*\*SECURITY DEPOSIT\*\***

A security deposit will be required, amounting to five weeks' rent for annual rents under £50,000, and six weeks' rent for those above this threshold, ensuring peace of mind during your tenancy.







Total Area: 53.6 m<sup>2</sup> ... 577 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
FII Directive		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
FII Directive		

**Craven-Holmes Estate Agents.** 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 e: [lettings@craven-holmes.co.uk](mailto:lettings@craven-holmes.co.uk) | [sales@craven-holmes.co.uk](mailto:sales@craven-holmes.co.uk)

[www.craven-holmes.co.uk](http://www.craven-holmes.co.uk)