



Pearl Street | | Harrogate | HG1 4QW

£825 PCM



**WHITAKER
CADRE** LETTING
SPECIALISTS

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This beautifully presented UNFURNISHED property briefly comprises; entrance hall, 2 reception rooms, modern fitted kitchen, two bedrooms, study/office, upstairs bathroom with shower over bath. The property also benefits from gas central heating and double glazing and outdoor patio.

- Two double bedrooms & study
- Newly fitted kitchen
- New decor & flooring throughout
- Newly fitted combi boiler
- Council tax band B
- Two reception rooms
- Paved rear garden with store
- Tastefully modernised
- EPC rating C70
- Available now



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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