



- Two Bedrooms
- Double Glazing
- Dining Kitchen
- Enclosed Rear Garden
- Off Street Parking
- Close to Shops and Amenities
- Pets Considered
- Council Tax Band B
- EPC Rating C

## 14 Westville Oval, Harrogate, HG1 3JW

Modern recently refurbished 2 bed townhouses with off street parking and enclosed rear garden. Situated in a sought-after residential area off Ripon Road and close to local amenities and is offered for rent, free of all fees, by a private local landlord.

The property is Unfurnished and comprises of Entrance porch, lounge, modern dining kitchen with a range of units and electric oven & ceramic hob, 2 bedrooms, bathroom, enclosed rear garden and off-street parking.

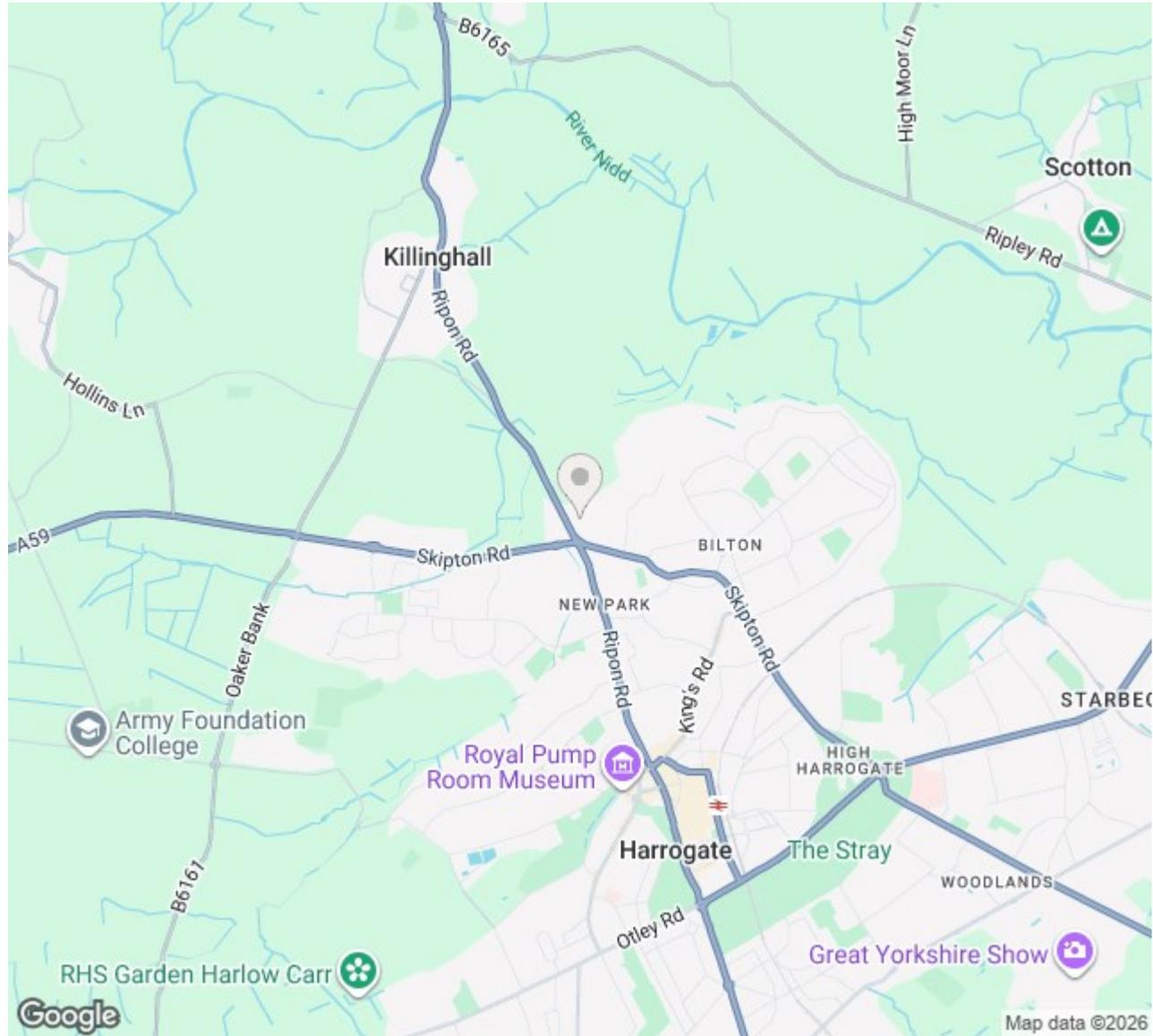
- Gas Central Heating with modern high efficiency boiler.
- Double Glazing.
- Dining Kitchen with oven, hob and hood.

**£915 PCM**





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>	77	82
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements