



23 AZERLEY GROVE, HARROGATE, NORTH YORKSHIRE, HG3 2SY
£2,000 per month

Carter Jonas

23 AZERLEY GROVE, HARROGATE, NORTH YORKSHIRE, HG3 2SY

- Available Now
- EPC Rating C
- Council Tax Band F
- Gas Central Heating
- Pets Considered

THE PROPERTY

Available now, we are delighted to present 23 Azerley Grove, a four-bedroom detached house conveniently located within the popular spa town of Harrogate.

Harrogate is one of North Yorkshire's most desirable locations, renowned for its excellent range of amenities, highly regarded schools, independent boutiques, supermarkets, restaurants, cafés, and leisure facilities.

The property enjoys a convenient residential setting with easy access to the town centre, whilst also benefiting from nearby green spaces and a range of local services. Harrogate railway station provides regular services to Leeds, York and beyond, and the A61 and A1(M) offer excellent transport links to the wider region.

To the ground floor, the property briefly comprises a spacious living room with electric feature fireplace, kitchen with space for a free-standing cooker, fridge-freezer and plumbing available for a dishwasher as required, utility room with plumbing in situ for a washing machine and dryer, office, separate dining room further leading into a naturally bright conservatory with garden views and a convenient WC positioned off the hallway.

To the first floor, there are three double bedrooms, one of which benefits from an ensuite shower room, a single bedroom, and a family bathroom with a shower over the bath. The accommodation provides ample space for family living and enjoys plenty of natural light.

Externally, the property benefits from off-road parking, a garage, and gardens to both the front and rear. The large enclosed rear garden is completed with a patio area.

Available now, we are delighted to present 23 Azerley Grove, a four-bedroom detached house conveniently located within the popular spa town of Harrogate.



The property benefits from mains gas central heating. Electricity and water are connected to mains services and the accommodation is fitted with double-glazed windows throughout.

Internet and Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk.

Please note that no white goods or appliances will be provided with this property.

Offered unfurnished.

Pets considered.

The deposit will be £2,307 (5 week's rent) at a rental value of £2,000 per calendar month.

The holding deposit will be £461 (1 week's rent) at a rental value of £2,000 per calendar month.

ADDITIONAL INFORMATION

Viewing	Strictly by appointment only
---------	------------------------------

Local Authority	North Yorkshire County Council - Council Tax Band F
-----------------	---



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

E: harrogate.rural@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data