



## 12A St. Mark's Court Harrogate

An exceptionally well appointed modern two bedroom first floor apartment forming part of a small select development on Leeds Road close to excellent local shops and facilities.

**£625 pcm unfurnished or part-furnished**

A modern purpose built apartment, located on the favoured south side of the town featuring double glazing and gas fired central heating. The property also offers an entry phone security system and single garage with electrically operated door and is tastefully decorated throughout in neutral colours.

St. Mark's Court is a modern development, in this established and highly favored area on the much sought after south side of town. The property is ideally placed for access to the commercial centres of Leeds, Bradford and York. It is also within close proximity to schools for all age groups and a number of local amenities catering for most daily needs. Harrogate town centre itself is only a short distance away providing a wide choice of other public facilities. The road is also served by bus and Hornbeam railway station is only a short walk away.

***Ground floor entrance lobby:***

With security phone entry system and staircase which leads to Flat 12A comprising:

**Entrance hall**

With central heating radiator and airing cupboard.

**Living room: 17' x 11'6" (5.18m x 3.51m)**

Attractive marble fireplace and hearth. Fitted living flame gas fire. Two wall light points, ceiling cornice and central heating radiator. Double glazed window to front.



**Fitted kitchen: 11'6" x 5' (3.51m x 1.52m)**

Featuring modern oak wall and floor units with laminated work surface incorporating sink unit. Four ring gas hob with extractor hood over, built in oven, intergrated fridge/freezer and washing machine. Concealed lighting, ceramic tiling, central heating radiator and double glazed window to front.



**Bedroom 1: 11'3" x 10'6" (3.43m x 3.20m)**

With double glazed bay window to rear. Twin fitted double wardrobes and central heating radiator.

**En-Suite shower room**

With shower cubicle, wash basin, low flush wc, ceramic tiling and shaver socket.

**Bedroom 2: 9'4" x 8'9" (2.84m x 2.67m)**

With central heating radiator and double-glazed window to rear.

**Bathroom:**

Attractive modern suite comprising panel bath, pedestal wash basin, low flush wc all having gold fittings. Ceramic tiling, extractor fan, shaver socket and central heating radiator.

**Outside:**

Single garage with electrically operated up and over garage door by remote control handset. Additional driveway parking is provided in front of the garage.

The property stands in well tended communal gardens and has a side entrance via Tewit Well Road into the car park. There is also a rear door to the property which leads to the communal entrance lobby and to the staircase leading to Flat 12A.

**Services:**

All mains services are connected to the property.

**Other notes:**

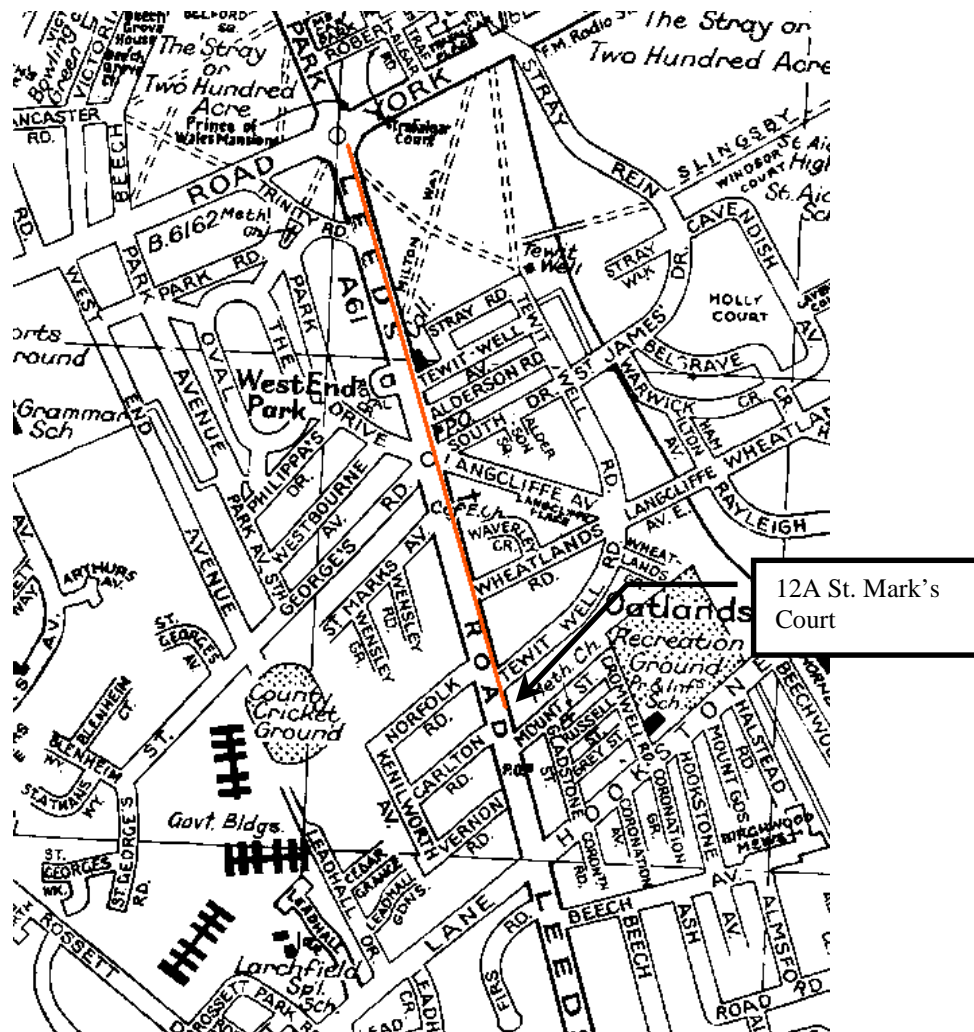
Children are welcome, sorry no smokers or pets.

The property is offered on an assured shorthold tenancy agreement subject to two references, credit checks and a bond equivalent to one months rent. The minimum term is 6 months.

We understand that the property has been placed in Council Tax Band D.

### Directions:

From the Prince of Wales roundabout, proceed along Leeds Road. Continue straight on at the next roundabout and the property will be located on the left hand side just after the turning for Tewit Well Road.



### Viewing:

Viewings can be arranged through the sole agent, Fisher Properties, on Harrogate (01423) 502481.

### Note:

All particulars are given in good faith and are correct at the time of writing. Please contact us to clarify any details, particularly if travelling some distance.

All room sizes are approximate but we endeavor to work to an accuracy of 3"