



**18B Coppice Drive
Harrogate**

£343,000

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A beautifully presented and extremely spacious duplex apartment, having the benefit of a private, ground floor front door, porch and hallway.

The property is located in the very heart of the Harrogate town centre, within easy walking distance of its excellent amenities.

The accommodation benefits from double glazing and central heating and comprises: Private entrance hall with storage, fabulous first floor landing and staircase, large living room with bay window, being open plan to the separate dining room, fitted kitchen with integrated appliances, two double bedrooms, bedroom two having a small rear balcony, en-suite shower room, house bathroom and separate wc. To the first floor a loft conversion bedroom with skylight window, en-suite wc and into eaves storage areas.

To the front of the property is an allocated, off street, parking space. Additional parking space is available.

A side pathway leads to the rear of the property where there is a south facing, enclosed garden with mature boundary hedging, pagoda, gravelled area and steps leading to a flagged sitting area.

3 Bedrooms

2 Reception Room

2 Bathroom

Off-street Parking

DIRECTIONS - HG1 2JE

From Harrogate take the Ripon Road where Coppice Drive is a turning on the right hand side.

COUNCIL TAX

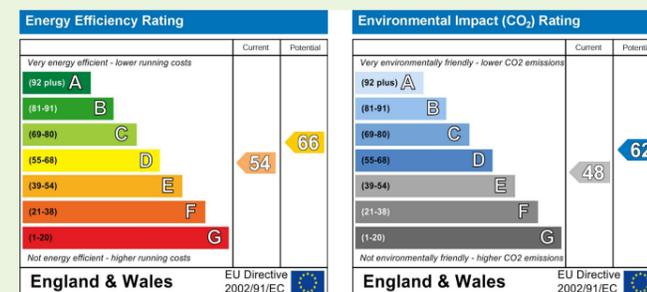
The property has been placed in band .

TENURE

The tenure of the property is Leasehold



EPC RATING: E



APPROXIMATE DISTANCES

Town Centre	800 metres
Railway Station	900 metres
Bus Route	200 metres
Airport	13 miles