

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.



**69A AND FLATS 1-3 69 EAST PARADE
HARROGATE**

£155,000 - £225,000
CHAIN FREE

69 East Parade comprises four completely modernised apartments within a stone built, semi detached property.

Located in the very heart of the Harrogate town centre, the property has extremely high quality fixtures and fittings throughout, including a full contemporary fit out.

All the apartments have the benefit of double glazed, Fensa approved windows, damp and timber guarantees, fully integrated kitchens with oven, hob, extractor, fridge/freezer, washing machine and stainless steel sink unit. All white goods having 12 month warranties. The bathrooms have high quality tiling, underfloor heating and chrome heated towel rails. Floor finishes throughout with carpeting to all living areas.





DIRECTIONS - HG1 5LP

From Harrogate take Station Parade and at the traffic lights turn left over Station Bridge. At the roundabout turn left into East Parade where the property is situated on the left hand side.

COUNCIL TAX

TBC

TENURE

The tenure of the property is leasehold for a term of 999 years, with a ground rent of £300 per annum. Each flat is responsible for 25% of outgoing costs and owns a share in the management company.

APPROXIMATE DISTANCES

Town Centre	500 metres
Railway Station	400 metres
Bus Route	220 metres
Airport	12.5 miles



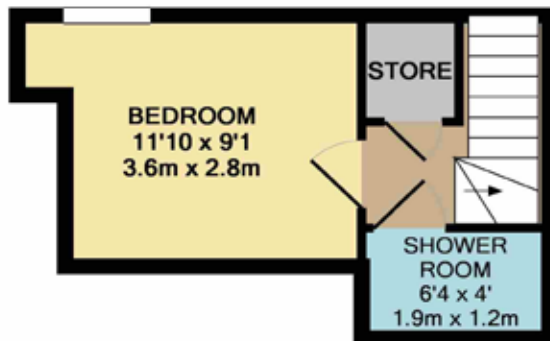
FLAT 69A- £155,000

Quietly located, with its own private entrance this ground and lower ground floor duplex apartment has been completely renovated and offers spacious, lifestyle accommodation.

Approached from the side of the property, **Flat 4** comprises: Private entrance to lobby, large, fully integrated high gloss grey kitchen with soft close cupboards and integrated Bosch appliances, good sized living room with stairs to the lower ground floor, double bedroom, shower room and useful store.



There is a gravelled courtyard for the sole use of 69A, with planning consent for a one off street parking space if required.



LOWER GROUND FLOOR



GROUND FLOOR

FLAT 1 - £225,000

A newly renovated ground and lower ground floor duplex apartment, being one of only four within this completely modernised, stone built, semi detached property.

Approached via a spacious communal entrance hall **Flat One** comprises:

Entrance hall with entry phone system, open plan living room/kitchen with feature bay window and a high gloss grey kitchen with soft close cupboards and integrated Bosch appliances and ground floor bedroom with useful store room. To the lower ground floor is a further double bedroom, shower room and two large storage rooms.



GROUND FLOOR



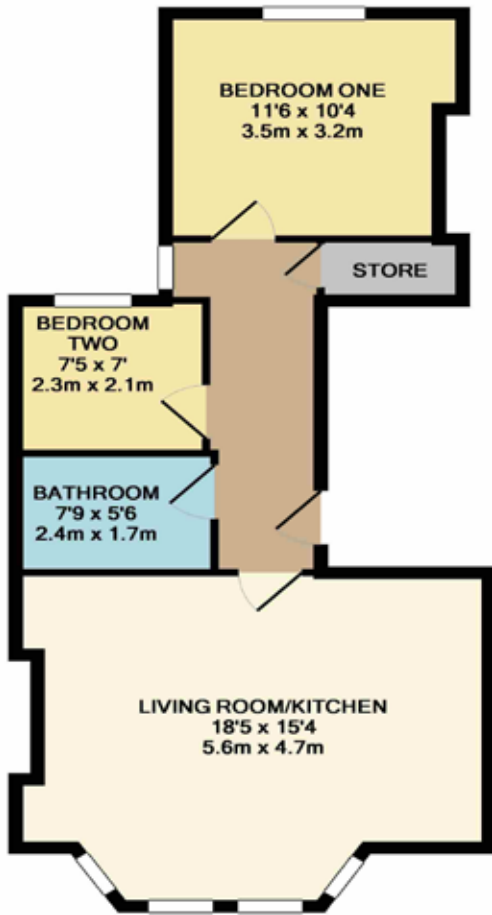
LOWER GROUND FLOOR

FLAT 2 - £187,500

A newly renovated first floor apartment, being one of only four within this completely modernised, stone built, semi detached property.

Approached via a spacious communal hallway with staircase leading to the first floor, **Flat 2** comprises:

Entrance hall with entry phone system, large open plan living room/kitchen with feature bay window, original fire surround and a high gloss grey kitchen with soft close cupboards and integrated Bosch appliances, two bedrooms, bathroom with shower over bath and useful store room.



Measurements are approximate. Not to scale. Illustrative purposes only
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SOLD

SUBJECT TO CONTRACT



FLAT 3 - £199,995

A newly renovated second floor, duplex apartment, being one of only four within this completely modernised, stone built, semi detached property.

Approached via a spacious communal entrance hall with staircase to the first floor, **Flat 3** comprises: Large living room/kitchen with high gloss units having soft close doors and integrated Bosch appliances, two double bedrooms, en-suite shower room and separate shower room.

