

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.



**1-7 FREEMANS COURT, COLD BATH ROAD  
HARROGATE**

**£375,000 - £435,000**  
**CHAIN FREE**

**SOLD**  
SUBJECT TO CONTRACT



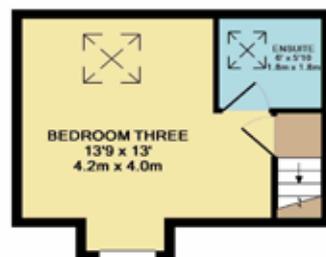
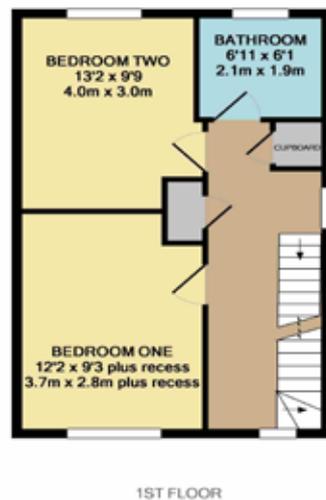
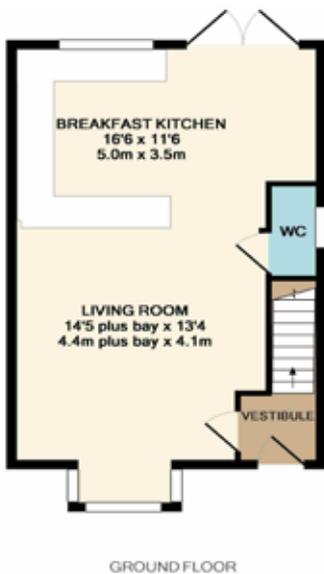
## **1 FREEMANS COURT - £385,000**

An exceptionally rare opportunity to purchase a newly built, detached house, situated within a secure courtyard with electric gates, just off the Cold Bath Road, forming part of a development of only seven properties.

The properties truly require an internal inspection to appreciate the high quality construction, fixtures and fittings they have to offer, with the benefit of double glazing and central heating including wooden flooring with underfloor heating to the whole of the ground floor.

The accommodation comprises: Canopy porch, entrance vestibule, cloakroom with wc, open plan living room with bay window to front and beautifully equipped high gloss kitchen with integrated appliances including large fridge freezer, dishwasher, oven, hob and extractor, granite work surfaces and upstands and stainless steel sink unit. To the first floor are two double bedrooms and a beautifully appointed house bathroom. To the second floor is a further large bedroom with en-suite shower room and into eaves storage.

Each property has a full alarm system and two allocated parking spaces. The properties have small, forecourt garden areas and enclosed, flagged patios to the rear. 1 Freemans Court benefits from an electric car charging point.





### **DIRECTIONS - HG2 0FL**

From Harrogate town centre take Montpellier Hill to the Crown roundabout. Turn left into Cold Bath Road where Freemans Court is a turning on the right hand side, just before Western Primary School.

### **COUNCIL TAX**

To be confirmed.

### **TENURE**

The tenure of the property is freehold.

### **APPROXIMATE DISTANCES**

|                 |            |
|-----------------|------------|
| Town Centre     | 700 metres |
| Railway Station | 800 metres |
| Bus Route       | 50 metres  |
| Airport         | 12 miles   |



**LINKS TO 360° TOUR**  
<https://goo.gl/EPqEaW>



**SOLD**  
SUBJECT TO CONTRACT



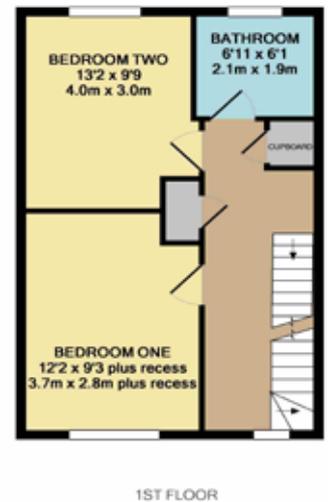
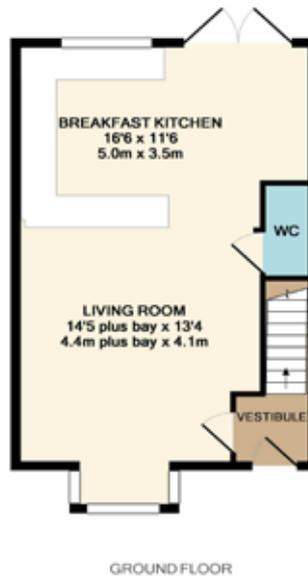
## 7 FREEMANS COURT - £380,000

An exceptionally rare opportunity to purchase a newly built, brick end town house, situated within a secure courtyard with electric gates, just off the Cold Bath Road, forming part of a development of only seven properties.

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Measurements are approximate. Not to scale. Illustrative purposes only  
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**SOLD**  
SUBJECT TO CONTRACT



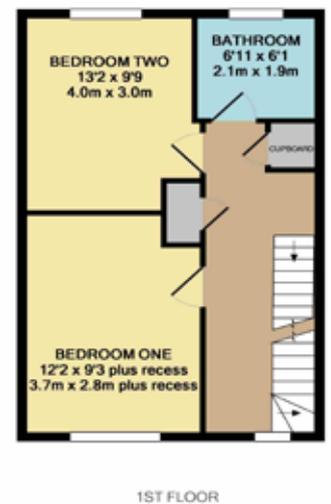
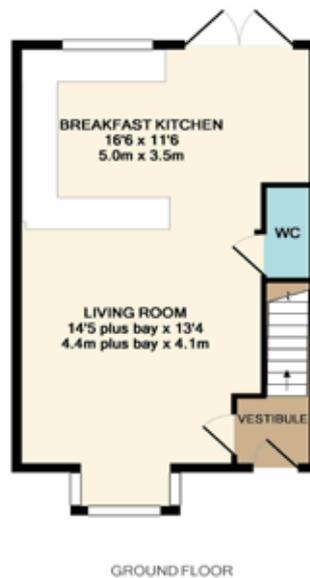
## **2 FREEMANS COURT - £435,000**

An exceptionally rare opportunity to purchase a newly built, brick end town house, situated within a secure courtyard with electric gates, just off the Cold Bath Road, forming part of a development of only seven properties.

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## 3,4,5,6 FREEMANS COURT - £375,000 (6 SOLD STC)



An exceptionally rare opportunity to purchase a newly built, brick inner town house, situated within a secure courtyard with electric gates, just off the Cold Bath Road, forming part of a development of only seven properties.

The properties truly require an internal inspection to appreciate the high quality construction, fixtures and fittings they have to offer, with the benefit of double glazing and central heating including wooden flooring with underfloor heating to the whole of the ground floor.

The accommodation comprises: Canopy porch, entrance vestibule, cloakroom with wc, open plan living room with bay window to front and beautifully equipped high gloss kitchen with integrated appliances including large fridge freezer, dishwasher, oven, hob and extractor, granite work surfaces and upstands and stainless steel sink unit. To the first floor are two double bedrooms and a beautifully appointed house bathroom. To the second floor is a further large bedroom with en-suite shower room and into eaves storage.

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**3 Bedrooms**

**1 Reception Room**

**2 Bathrooms**

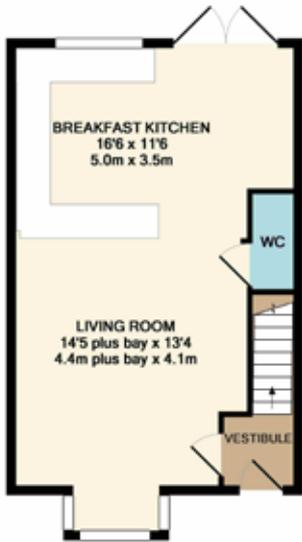
**Off-street Parking**

**APPROXIMATE DISTANCES**

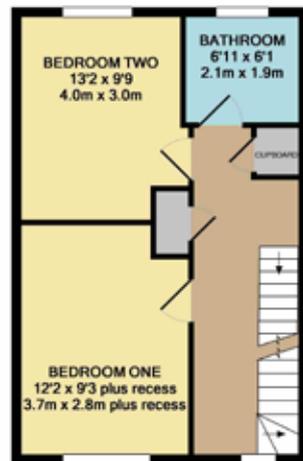
|                 |            |
|-----------------|------------|
| Town Centre     | 700 metres |
| Railway Station | 800 metres |
| Bus Route       | 50 metres  |
| Airport         | 12 miles   |



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<https://goo.gl/EPqEaW>



GROUND FLOOR



1ST FLOOR



2ND FLOOR

