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 the property 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.
UNFURNISHED

A two bedroom town house, in a quiet residential location, which benefits from gas central heating and double glazing.

The property briefly comprises: Entrance vestibule, living room with fitted gas fire with wooden fire surround and granite interior and hearth, kitchen with excellent arrangement of wall mounted cupboards, base units and drawers with laminate work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob unit and extractor canopy over, landing with access to loft and store cupboard with linen storage shelving, bedroom one with recessed wardrobe and large hanging area and storage shelves, bedroom two and bathroom with a white suite including bath with shower over, low flush wc and pedestal wash hand basin.

To the front and rear of the property are lawned gardens, there is also a timber garden shed to the rear.

2 Bedrooms
1 Reception Room
1 Bathroom
Available 31st July 2021
£917.31 Returnable Bond
No Smokers/Pets
Council Tax: B - £1,561.12
Energy Rating: TBC

DIRECTIONS - HG1 3LW
From Harrogate take Kings Road and at the T-junction turn left into Skipton Road. Turn right into Bilton Lane and continue, turning left into Tennyson Avenue, left into Meadow Drive and left again into Chaucer Green.

APPROXIMATE DISTANCES

<table>
<thead>
<tr>
<th>Location</th>
<th>Distance</th>
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</thead>
<tbody>
<tr>
<td>Town Centre</td>
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<tr>
<td>Railway Station</td>
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<tr>
<td>Bus Route</td>
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