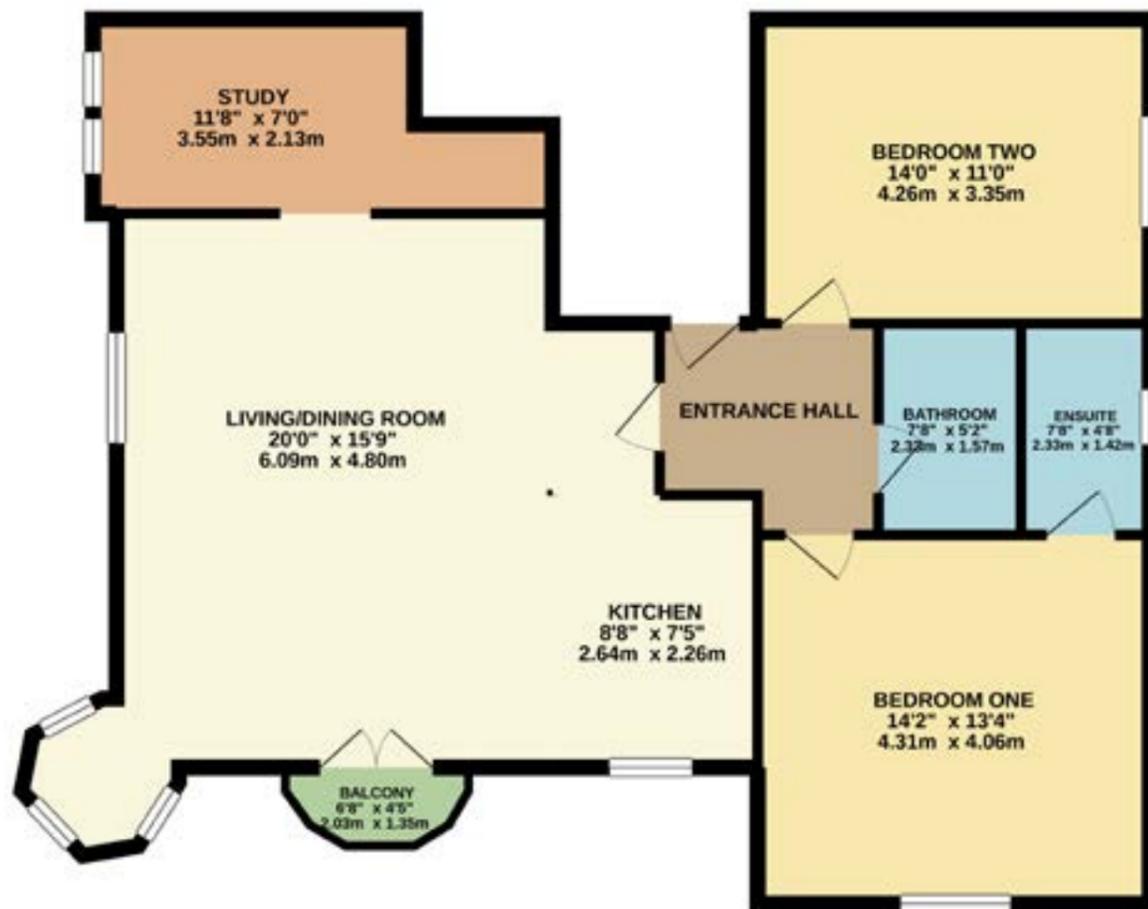


FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Memento 0/2020



**FLAT 3, 1 NORTH PARK ROAD  
HARROGATE, HG1 5PD**

**£1,395 PCM**

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.

## UNFURNISHED

A first floor apartment forming part of this superb development of only four apartments, situated within this striking building within the very heart of the Harrogate town centre.

The apartment offers extremely light and airy accommodation with gas fired central heating, double glazing, fabulously equipped kitchen and fully tiled bathroom and en-suite, each with underfloor heating.

The accommodation comprises: Communal covered porch to the side, hallway and staircase to first floor with magnificent stained glass window, entrance hall, magnificent open plan living/dining room having turret with fabulous outlook towards town, double doors to a wrought iron balcony and steps down to a study area, open plan kitchen, two double bedrooms, en-suite shower room and house bathroom.

There is an allocated parking space and communal gardens with flowering borders, stone boundary walls and wrought iron railings.

The communal gardens and parking can be accessed via an electric gate or a personal security gate.

**2 Bedrooms**

**1 Reception Room**

**2 Bathrooms**

**Available From 3rd March 2023**

**£1,609.61 Returnable Bond**

**No Smokers/Pets**

**Council Tax: E - £2,542.15**

**Energy Rating: C**



### DIRECTIONS - HG1 5PD

From Station Parade turn left at the traffic lights onto Station Bridge. At the roundabout North Park Road is the third turning. The property is the first one on the left and overlooks the roundabout.

### APPROXIMATE DISTANCES

Town Centre	300 metres
Railway Station	200 metres
Bus Route	30 metres
Airport	12.2 miles