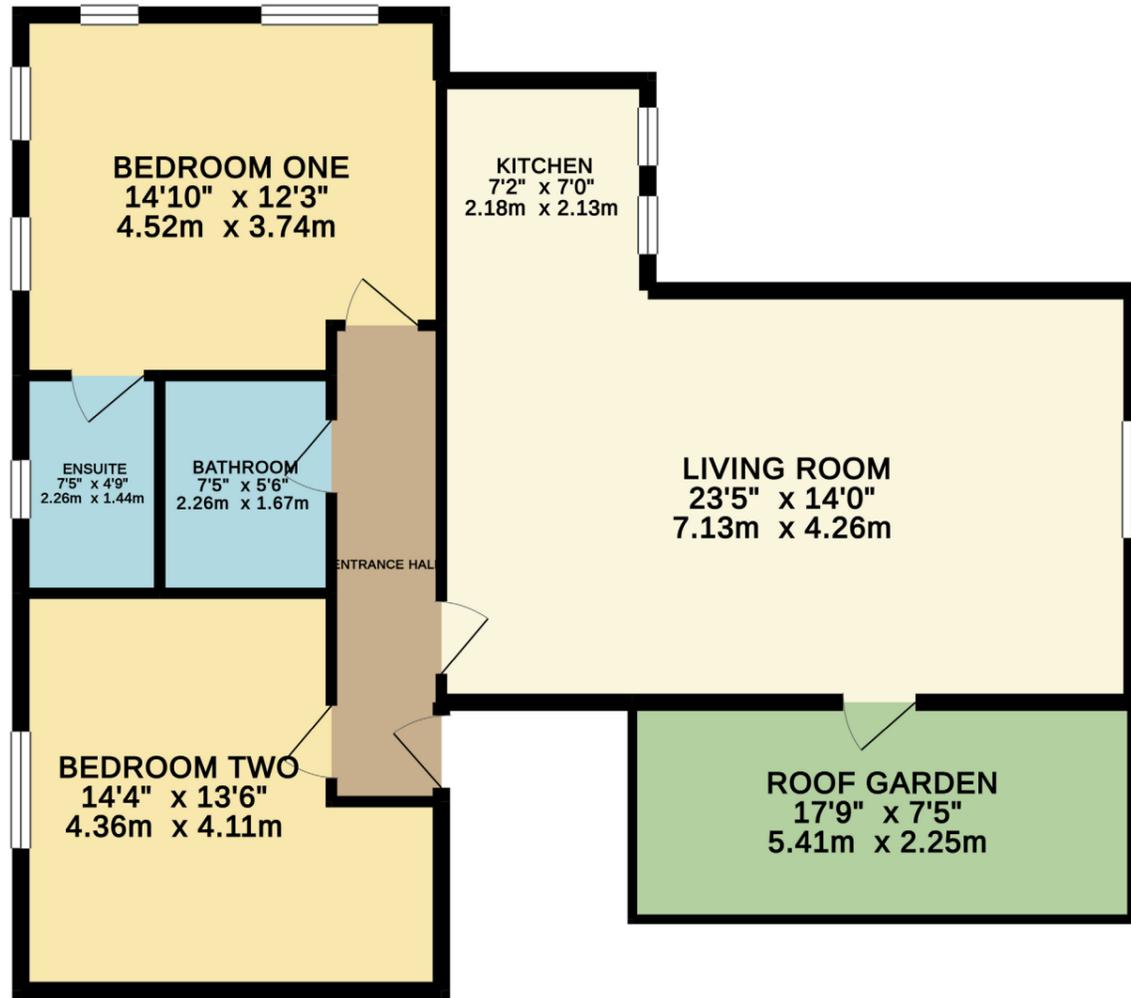


SECOND FLOOR 854 sq. ft.
(79.4 sq. m.)



TOTAL FLOOR AREA : 854 sq. ft. (79.4 sq. m.) approx.
Whilst 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.
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**APARTMENT 4, 1 NORTH PARK ROAD
HARROGATE, HG1 5PD
£1,175 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 second floor two bedroom 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 benefits from secure gated parking, gas central heating, double glazing and entry phone system.

The accommodation comprises, Communal entrance hall with staircase to second floor, entrance hall with pull down ladder to loft store room, open plan living/dining/kitchen with a range of wall mounted cupboards, base units and drawers, with granite worktops, integrated fried, freezer, washing machine, dishwasher, wine fridge, double oven and gas hob. The living room benefits from views of the town centre and door to the roof terrace. Master bedroom with en-suite shower room with underfloor heating, further double bedroom and house bathroom.

The property benefits from remote control electric gates, leading to a designated parking space, within the well kept communal grounds.

2 Bedrooms

1 Reception Room

2 Bathrooms

Available 27th August 2022

£1,355.76 Returnable Bond

No Smokers/Pets

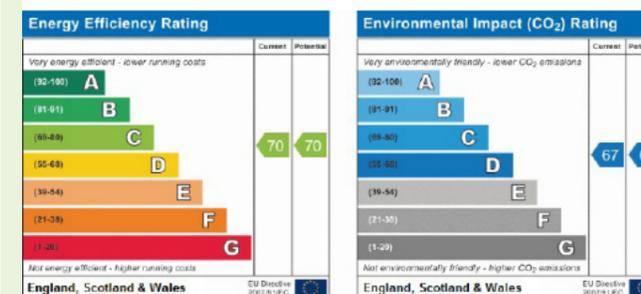
Council Tax: D - £2,079.94

DIRECTIONS - HG1 5PD

From Station Parade take 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.



EPC RATING: C



APPROXIMATE DISTANCES

Town Centre	350 metres
Railway Station	200 metres
Bus Route	50 metres
Airport	11.9 miles