



TOTAL FLOOR AREA : 1413 sq.ft. (131.2 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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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.



25 LANCASTER PARK ROAD
HARROGATE, HG2 7SN
£1,800 PCM

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

UNFURNISHED

A four bedroom semi-detached property situated in a quiet cul-de-sac position close to the Harrogate district hospital, Knaresborough Road shopping parade and The Stray.

The property offers spacious accommodation with quality fixtures and fittings, double glazing and gas central heating.

The property briefly comprises: Entrance porch, entrance hall, living room with feature fireplace, magnificent open plan kitchen/dining room with appliances including range cooker, American style fridge/freezer and dishwasher, the dining area having french doors leading to the garden, utility room and wc. To the first floor is a master bedroom with fitted wardrobes and luxury en-suite shower room, two further double bedrooms, single bedroom and luxury house bathroom.

To the front of the property is a large driveway offering parking for several cars, leading to the detached single garage.

To the rear of the property is a good sized lawned garden, with sitting areas and timber boundary fencing.

4 Bedrooms

2 Reception Rooms

2 Bathrooms

Available now

£2,076.92 Returnable Bond

No Smokers/Pets

Council Tax: C - £1,919.38

Energy Rating: C



DIRECTIONS - HG2 7SN

From Harrogate take Knaresborough Road (A6040). At the Empress roundabout take the second exit to go straight on and turn right onto Lancaster Park Road.

APPROXIMATE DISTANCES

Town Centre	1 mile
Railway Station	0.7 miles
Bus Route	200 metres
Airport	13 miles