

33 NYDD VALE TERRACE  
HARROGATE  
HG1 5HA



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TYREMAN



## 33 NYDD VALE TERRACE | HARROGATE | HG1 5HA

A stone, inner terraced property, currently split into two dwellings.

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Garden Flat | Entrance Hall | W.C | Living/Dining Room | Living Kitchen | Bedroom

Council Tax: Band A | Energy Rating: C | Tenure: Freehold

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House | Living Room | Kitchen House | Two Bedrooms | Bathroom

Council Tax: Band C | Energy Rating: TBC | Tenure: Freehold

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**NOW REQUIRING FULL MODERNISATION**

**PHOTOGRAPHS WERE TAKEN BEFORE THE CURRENT TENANCIES**

**£200,000**



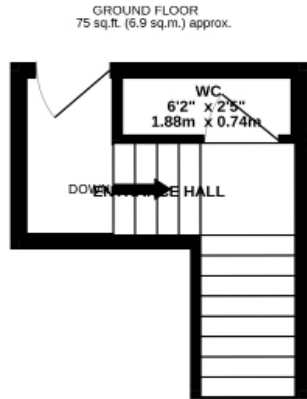
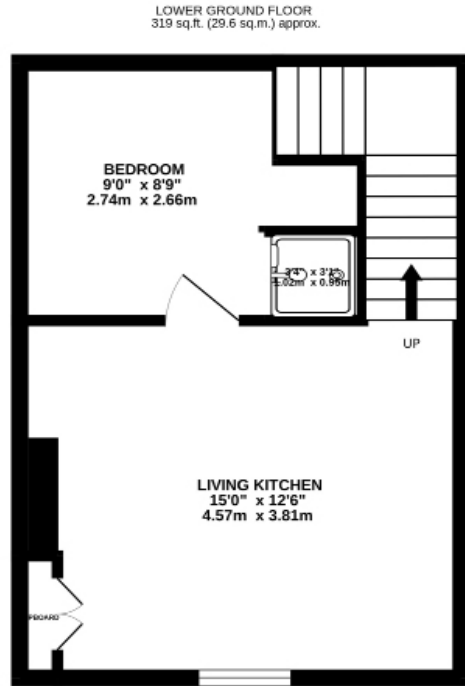


**A stone, inner terraced property, currently split into two dwellings, situated close to the Harrogate town centre. The property benefits from gas central heating and double glazing and now requires modernisation, but offers a great investment opportunity.**

A garden flat comprising: Entrance vestibule to the rear with door and staircase leading to the lower ground floor, half landing, w/c with wash hand basin, open plan living kitchen with range of wall mounted cupboards, base units and drawers and connecting door to double bedroom with corner shower cubicle.

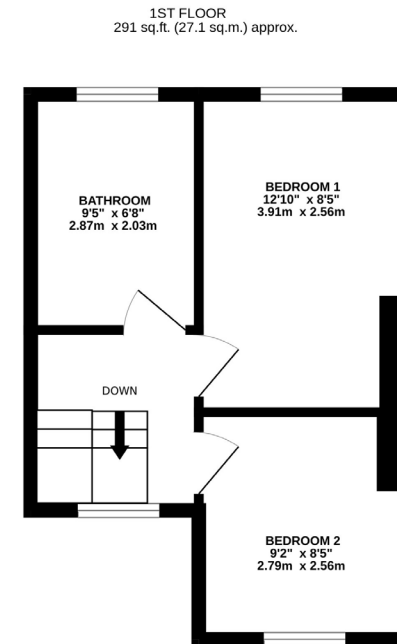
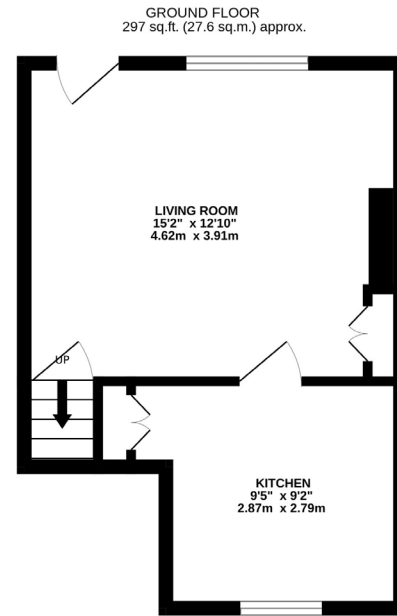
A ground and first floor duplex flat comprising: Living room and kitchen with a range of wall mounted cupboards, base units and drawers, oven and hob to the ground floor and two bedrooms and a bathroom to the first floor.

# The Garden Flat



TOTAL FLOOR AREA: 393 sq.ft. (36.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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# The House



TOTAL FLOOR AREA: 588 sq.ft. (54.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530745

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the correctness of description and any recipient must satisfy himself on all matters stated herein. The property is offered for sale by contract and to its being unsold and unlet. Appointments for viewing and enquiries shall be through Nicholls Tyreman Estate Agents.

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