

THIRD FLOOR
951 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**FLAT 21, HEREFORD COURT
HEREFORD ROAD, HARROGATE**

£225,000
CHAIN FREE

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.

A great opportunity to purchase the third floor apartment located within this purpose-built block and situated within this extremely sought-after area of the Duchy and close to the town centre.

With the benefit of a lift, double glazing and central heating, the accommodation in brief comprises: communal entrance with staircase and lift, entrance hall with useful storage cupboard and airing cupboard, large living room with windows to front and side, breakfast kitchen, two double bedrooms both with fitted wardrobes, bathroom and separate shower room.

Outside there is a private driveway leading to visitor parking bays and a single garage with an electric up and over door. Hereford Court stands in beautifully kept communal grounds and gardens.

2 Bedrooms

1 Reception Room

2 Bathrooms

Council Tax: D

Energy Rating: TBC

Tenure: Leasehold

Agents Note

The tenure of the property is leasehold, with a remainder of 950 year lease. Further details on application.



DIRECTIONS - HG1 2PX

From Harrogate take the A61 Ripon Road, turn left into Duchy Road, take the second turning left into York Road then right into Rutland Road. Hereford Road is the second turning on the left and Hereford Court can be found on the left hand side.

APPROXIMATE DISTANCES

Town Centre	1 mile
Railway Station	1 mile
Bus Route	60 metres
Airport	miles