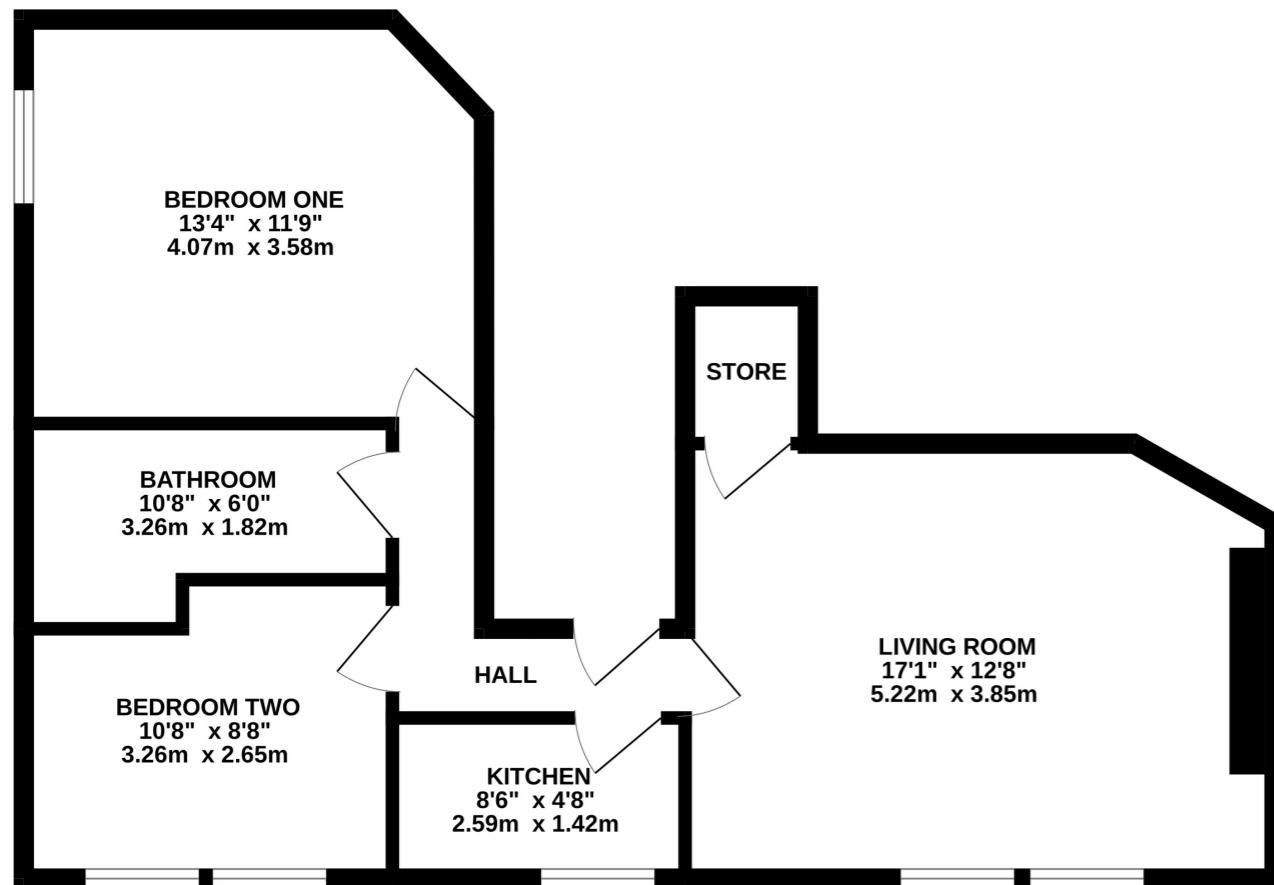


FIRST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**FLAT 1, 15 BOWER ROAD  
HARROGATE, HG1 1BE**

**£825 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.

## FLAT 1 | 15 BOWER ROAD | HARROGATE | HG1 1BE

An exceptional opportunity to rent this spacious, first floor apartment.

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Entrance Hall | Living Room | Kitchen

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Two Bedrooms | House Bathroom

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Available From 6th December 2024 | Returnable Bond £951.92

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Unfurnished | No Smokers/Pets | Energy Rating: D | Council Tax: A - £1,491.80



**Situated in the very heart of the Harrogate town centre, within minutes walk of the railway station and bus station.**

The property has good sized rooms with the benefit of double glazing, central heating and comprises: Communal entrance hall with staircase to first floor, entrance hall, spacious living room with large windows facing station parade and utility room off, kitchen, master bedroom with fitted wardrobes, further bedroom and luxury house shower room.

