BATHROOM
5'6" x 6'8"
1.68m x 2.03m

KITCHEN
8'9" x 10'10"
2.67m x 3.30m

BEDROOM
10'10" x 13'0"
3.30m x 3.95m

LIVING ROOM
14'3" x 16'2"
4.34m x 4.92m

TOTAL FLOOR AREA : 558 sq.ft. (51.9 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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9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

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NICHOLLS TYREMAN

FLAT 1, 81 FRANKLIN ROAD
HARROGATE, HG1 5EH

£675 PCM

UNFURNISHED

A well-presented one-bedroom, ground-floor flat, within easy reach of the town centre and excellent amenities.

The accommodation benefits from gas central heating and comprises: Communal entrance hall with entry system, living room with bay window and fireplace, fitted kitchen with under-stair storage, one double-bedroom and house bathroom with panelled bath having shower over and glazed side screen, wash hand basin and low flush wc.

1 Bedroom

1 Reception Room

1 Bathroom

Available Now
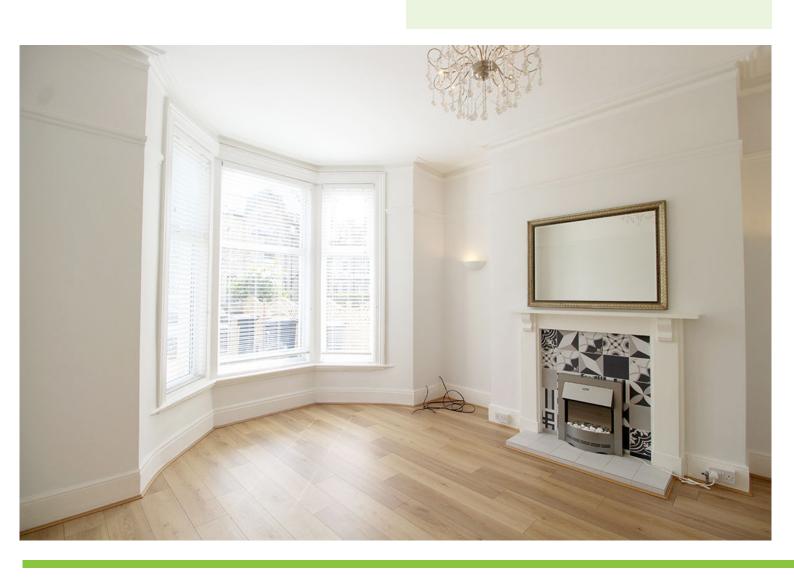
£778.85 Returnable Bond

No Smokers/Pets

Council Tax: A - £1,338.12

Energy Rating - C

DIRECTIONS - HG1 5EH

From Harrogate take Parliament Street and at the traffic lights turn right onto Kings Road. Turn right onto Strawberry Dale Avenue and then turn left onto Franklin Road.

APPROXIMATE DISTANCES

Town Centre	650 metres
Railway Station	650 metres
Bus Route	250 metres
Airport	12.8 miles