



TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 SQ.M.)
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 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 2, 7 GLEBE ROAD
HARROGATE, HG2 0LZ
£1,000 PCM**

UNFURNISHED

An extremely spacious, double fronted, three bedroom, first floor apartment, offering good sized rooms with some original features, including large bay window and built in cupboards.

Forming part of a three storey Victorian building, the apartment is situated in a convenient location, just off Cold Bath Road, with its many fabulous amenities including bars, restaurants and shops, with the town centre only a short distance away.

The accommodation comprises: Communal entrance hall, entrance hall, large living room with bay window, breakfast kitchen with door to rear fire escape and parking space, three double bedrooms, bathroom and separate wc.

3 Bedrooms

1 Reception Room

1 Bathroom

Available Now

£1,153.85 Returnable Bond

No Smokers/Pets

Council Tax: B - £1,561.12

Energy Rating - C



DIRECTIONS - HG2 0LZ

From West Park, turn left onto Montpellier Hill. At the roundabout, take the first exit onto Cold Bath Road where Glebe Road is a turning on the left hand side.

APPROXIMATE DISTANCES

Town Centre	700 metres
Railway Station	800 metres
Bus Route	80 metres
Airport	12.5 miles