Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Myrings Estate Agents, 10 Prince Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007

Viewing arrangements
Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions
Proceed up Station Parade turning right opposite Waitrose into Robert Street, where the property is on the right hand side.

6 Robert Street, Harrogate
£395,000

Myrings Estate Agents work to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation or warranty in relation to this property.

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\[ \text{Pairings: } 6 \text{ Robert Street, Harrogate} \]

6 Robert Street, Harrogate
£395,000

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Enquiries@myringsestateagents.com

\[ \text{Pairings: } 6 \text{ Robert Street, Harrogate} \]
A period five bedroom inner stone terraced house with imposing accommodation over four floors within a short walk of the Stray Parkland and thriving town centre.

Retaining many original features including sash windows, period fireplaces and high cornice ceilings. With UPVC double-glazing to the rear of the house and gas fired central. Comprising: entrance vestibule, reception hall with central arched corbal, bay fronted sitting room with feature double doors to the dining room. Extended 'Shaker' style breakfast kitchen with integrated appliances and lower ground floor cellar. Split level first floor landing, bedroom one with walk in wardrobe and en-suite shower room, bedroom two, office, bathroom with cupboard housing the central heating boiler and separate Wc. Second floor landing with three further bedrooms. Front forecourt garden, good-sized walled rear courtyard, Wc and brick built store.

Located in the heart of Harrogates bustling town centre off Station Parade within a short walk of the York Place and the Stray Parkland together with the train and bus stations for the daily commuter travelling into Leeds & York. Ideally situated within two minutes of Waitrose Supermarket and a further wide range of shops, stores, restaurants and bars. St Peters C of E Primary School is around the corner together with the Harrogate Grammar School along the Otley Road.