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.
32A NYDD VALE TERRACE
HARROGATE, HG1 5HA
£420 PCM
UNFURNISHED
A recently refurbished lower ground floor flat located in the very heart of the Harrogate town centre.

The property has the benefit of double glazing, gas central heating and comprises: Communal entrance vestibule to the rear with door and staircase leading to the lower ground floor, half landing, wc with wash hand basin, open plan living kitchen with range of wall mounted cupboards, base units and drawers, double bedroom with corner shower cubicle.

1 Bedroom
1 Reception Room
1 Bathroom
Available Now
£525 Returnable Bond
No Smokers/Pets/DSS
Council Tax: A - £1,137.96

REFERENCES
The tenant is responsible for the cost of references and the tenancy arrangement fee. £180 inc VAT for the first applicant, £90 inc VAT for each further applicant and £90 inc VAT if a guarantor is required.

DIRECTIONS - HG1 5HA
From Harrogate take East Parade and at the roundabout turn left into Bower Road. Turn right into Mayfield Grove and then second right into Nydd Vale Terrace.
EPC RATING: C

APPROXIMATE DISTANCES

- Town Centre: 500 metres
- Railway Station: 550 metres
- Bus Route: 275 metres
- Airport: 12.5 miles