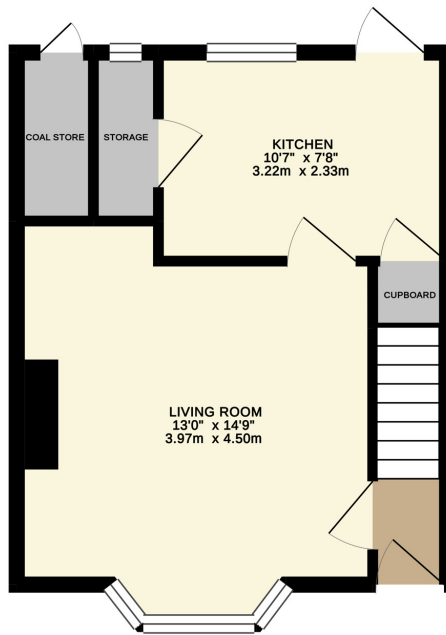
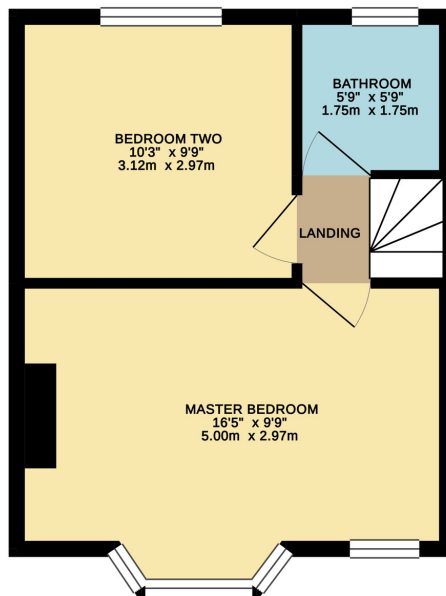


GROUND FLOOR 314 sq. ft.
(28.2 sq. m.)



1ST FLOOR 314 sq. ft.
(29.2 sq. m.)



TOTAL FLOOR AREA : 628 sq. ft. (58.4 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

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.



**86 KING EDWARDS DRIVE
HARROGATE**

**£165,000
CHAIN FREE**

A fantastic opportunity to purchase this brick-built, middle terrace property located in the popular residential area of Bilton, a short drive from the Harrogate town centre.

The property now requires full renovation and comprises: Entrance hall, living room with feature fireplace and bay window, kitchen/dining room with store cupboard and access to the rear garden, stairs from the hall leading to two good-sized double bedrooms and a house bathroom.

Outside to the front of the property is a garden with pathway leading to the front door, accessed via a hand-gate. To the rear of the property is a south facing, paved courtyard enclosed by fence boundaries.

The property offers potential for a single storey extension to the rear subject to the usual consents.

2 Bedrooms

1 Reception Room

1 Bathroom

Renovation Opportunity

DIRECTIONS - HG1 4HN

From Harrogate town centre take Kings Road and at the end of the road, at the traffic lights, turn left onto Skipton Road. Turn right onto King Edwards Drive and the property is located on the right side, after Cavendish Street.

COUNCIL TAX

The property has been placed in band B.

TENURE

The tenure of the property is freehold.





EPC RATING: G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		14	89
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		27	89
England, Scotland & Wales		EU Directive 2002/91/EC	

APPROXIMATE DISTANCES

Town Centre	1.4 miles
Railway Station	1.4 miles
Bus Route	100 metres
Airport	13.4 miles