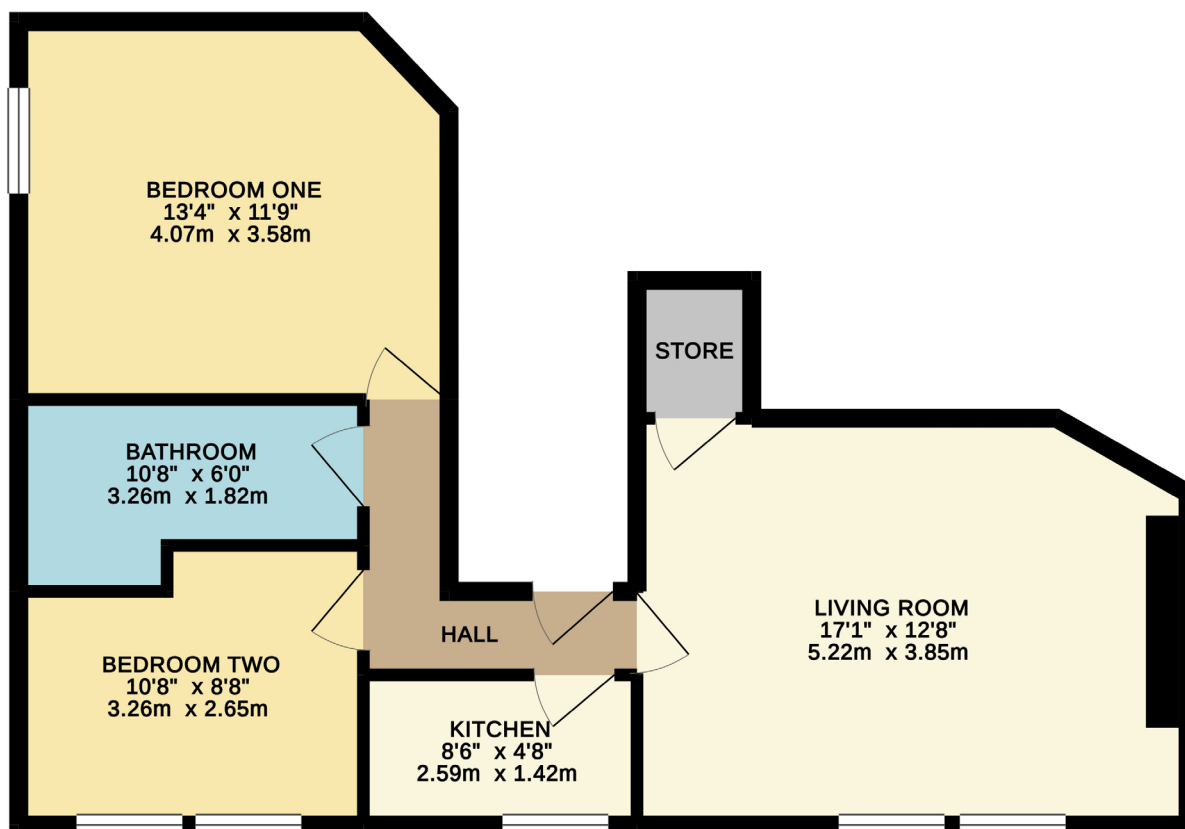


FIRST FLOOR 599 sq. ft.
(55.7 sq. m.)



TOTAL FLOOR AREA : 599 sq. ft. (55.7 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.



**APARTMENT 1, 15 BOWER ROAD
HARROGATE**

**£150,000
CHAIN FREE**

An exceptional opportunity to purchase this spacious, first floor apartment situated in the very heart of the Harrogate town centre, within minutes walk of the railway station and bus station.

The property has good sized rooms with the benefit of double glazing and central heating and comprises: Communal entrance hall with staircase to first floor, entrance hall, spacious living room with large windows facing station parade and store room off, kitchen, two bedrooms and house bathroom.

The property is currently tenanted on a month by month basis at a rent of £625 per calendar month.

Agents note: The images shown are of the second floor apartment which is of a similar specification.

2 Bedrooms

1 Reception Room

1 Bathroom

Town Centre Location

DIRECTIONS - HG1 1BE

Bower Road is in the centre of Harrogate running along the end of Station Parade towards Dragon Parade.

COUNCIL TAX

The property has been placed in band A.

TENURE

The tenure of the property is leasehold - further details on application.





EPC RATING: D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	64	(55-68) D	77
(39-54) E		(39-54) E	78
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

APPROXIMATE DISTANCES

Town Centre	300 metres
Railway Station	400 metres
Bus Route	70 metres
Airport	12.2 miles