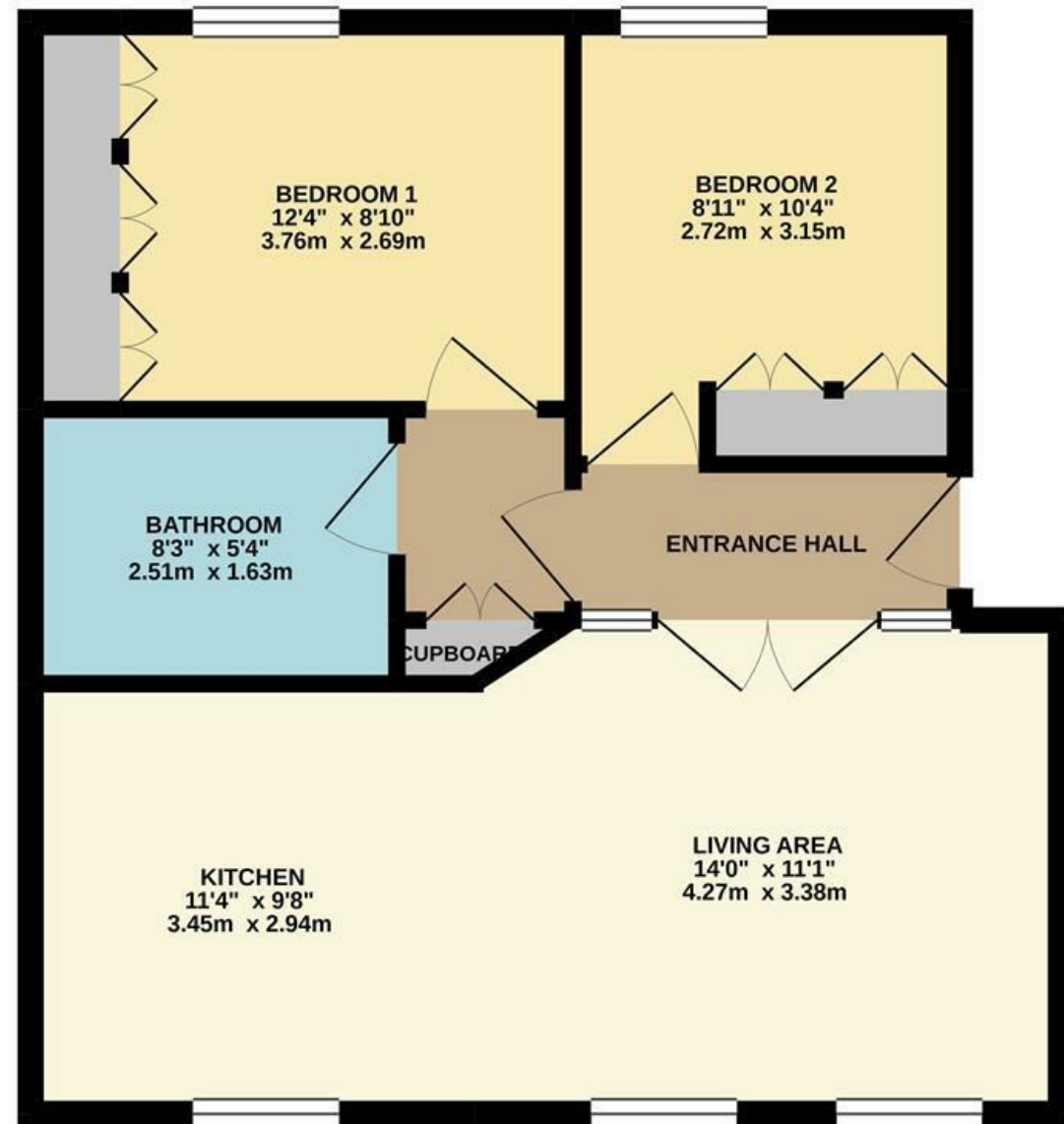


FIRST FLOOR



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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Duchy Court Otley Road
Harrogate

£259,950

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.

A beautifully presented, first floor apartment located within a purpose built block with pleasant outlooks to both front and rear, situated within minutes of the town centre.

The property has recently undergone a full programme of modernisation works and truly requires an internal inspection to appreciate the high quality fixtures and fittings including sensor lighting, halo ceiling lighting, built in furniture, plantation shutters and high quality kitchen and bathroom.

The superbly decorated accommodation comprises: Communal entrance vestibule with staircase to first floor, entrance hall with double opening glazed doors to living room with built in television and storage unit and being open plan to dining kitchen with built in seating, breakfast bar and fabulous integrated kitchen with induction hob, extractor fan, dishwasher, fridge freezer, slide and hide Neff oven, washer dryer, Insinkerator waste disposal and concealed microwave. Both bedrooms have built in wardrobes and feature lighting and there is a superbly appointed bathroom with separate shower and built in television at the head of the bath.

The property is set in meticulously maintained communal gardens with flowering borders, boundary hedging and driveway leading to a Double Tandem Garage (Number 10) with electric up and over door and useful storage.er 11) with electric up and over door and useful storage.

2 Bedrooms

1 Reception Room

1 Bathroom

Double Garage

DIRECTIONS - HG2 0DN

From Harrogate take the Otley Road where the property is situated on the right hand side at the corner of Otley Road and Queens Road.

COUNCIL TAX

The property has been placed in band C.

TENURE

The tenure of the property is Leasehold



EPC RATING: D

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

APPROXIMATE DISTANCES

Town Centre	900 metres
Railway Station	980 metres
Bus Route	300 metres
Airport	12 miles