

GROUND FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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217 Skipton Road
Harrogate

£190,000

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 well presented three bedroom semi detached property, located close to excellent local schools and amenities.

The property benefits from gas central heating, double glazing and comprises, entrance hall, living room with attractive bay window, breakfast kitchen with a range of wall mounted cupboards, base units and drawers, electric oven and gas hob. To the first floor are two double bedrooms, a single bedroom and house bathroom.

To the front of the property is a small forecourt garden.

To the rear of the property is an enclosed yard with storage shed.

3 Bedrooms

1 Reception Room

1 Bathroom

Courtyard with Shed

DIRECTIONS - HG1 3EX

From Harrogate take Kings Road and at the Skipton Road traffic light junction turn left onto Skipton Road, the property is on the left side just before the entrance to Skipton Court cul-de-sac.

COUNCIL TAX

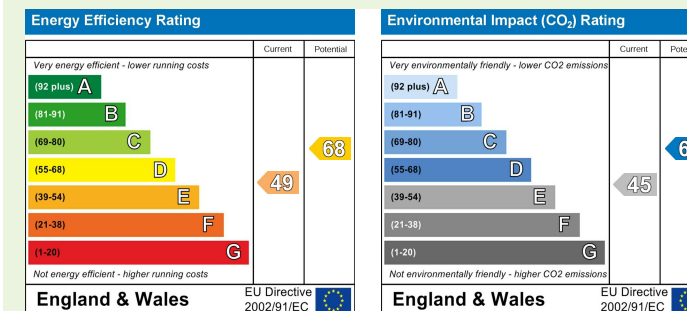
The property has been placed in band B.

TENURE

The tenure of the property is Freehold



EPC RATING: E



APPROXIMATE DISTANCES

Town Centre	1.1 miles
Railway Station	1.2 miles
Bus Route	10 metres
Airport	13.7 miles