

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.



**FLAT 3, 75 STATION PARADE  
HARROGATE, HG1 1ST  
£650 PCM**

## UNFURNISHED

A beautifully presented, third floor flat in this enviable position overlooking the Library Gardens, having far reaching views to front and rear and being situated in the very heart of the Harrogate town centre.

Having the benefit of central heating the flat comprises: Communal entrance hall with staircase, entrance hall with useful store room, open plan living/dining/kitchen with feature fireplace and dormer window having far reaching views over the gardens towards Harlow Hill. The kitchen has wall mounted cupboards, base units and drawers, integrated electric oven, gas hob and extractor fan, space for fridge/freezer and plumbing for washing machine. The good size bathroom comprises a white suite including panelled bath with shower over and glazed side screen. There are two double bedrooms to front and rear.

**2 Bedrooms**

**1 Reception Room**

**1 Bathroom**

**Available 3rd October 2020**

**£750 Returnable Bond**

**No Smokers/Pets**

**Council Tax: B - £1,514.99**

### DIRECTIONS - HG1 1ST

The property is situated in the town centre overlooking the Library Gardens.





## EPC RATING: C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	76	76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

## APPROXIMATE DISTANCES

Town Centre	200 metres
Railway Station	150 metres
Bus Route	40 metres
Airport	12 miles