

TOTAL APPROX. FLOOR AREA 843 SQ. FT. (78.3 SQ. M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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.



**8 Cold Bath Road  
Harrogate**

**£850 PCM**



A beautifully appointed third floor flat situated in this extremely popular residential location of Cold Bath Road being close to many excellent amenities including restaurants, bars, cafés, shops and the Harrogate town centre a short distance away.

The property has the benefit of central heating and double glazed windows and comprises: Communal entrance hall with stairs to the third floor, communal hallway with lockable store room, and entrance to the flat where there is a good sized entrance vestibule with built in storage, large living room being open plan to a beautifully equipped and fitted breakfast kitchen with peninsular breakfast bar and integrated AEG appliances including fridge freezer, dishwasher, washing machine, induction hob, extractor, steam bake oven and microwave. There are two double bedrooms and a fully tiled bathroom with separate shower cubicle, bath, wash hand basin, low flush wc and chrome heated towel rail.

Parking permits are available along Cold Bath Road.

2 Bedrooms

1 Reception Room

1 Bathroom

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DIRECTIONS - HG2 0NA

COUNCIL TAX

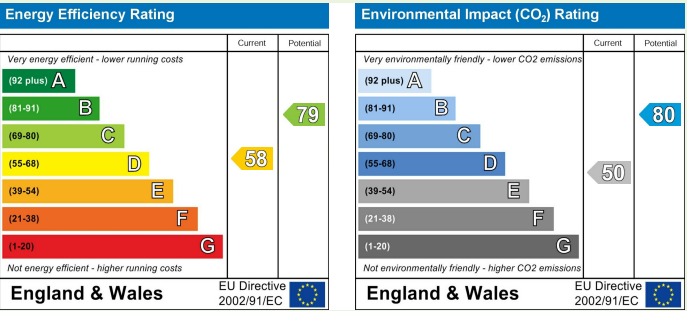
The property has been placed in band B.

TENURE

The tenure of the property is



EPC RATING: E



APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles