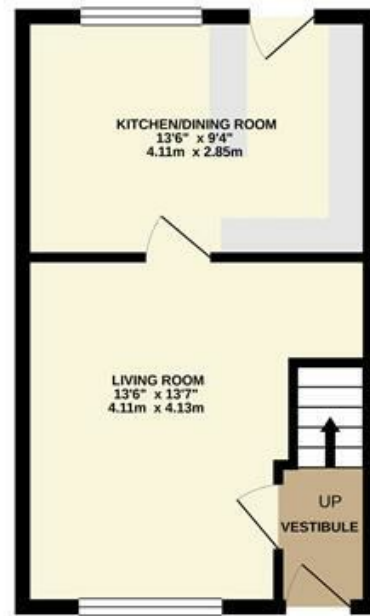
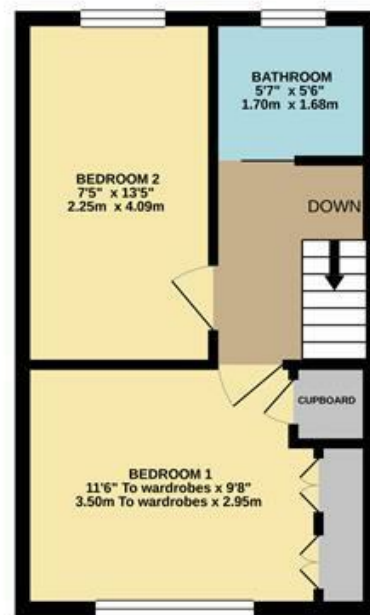


GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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**26 Nunnington Crescent
Harrogate**

£175,000

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 brick built, semi detached property forming part of a quiet residential location, close to recreational areas, supermarket, schools and, in turn, the Harrogate town centre.

The property offers the potential to extend - subject to the usual consents and benefits from double glazing and central heating.

The accommodation comprises: Entrance vestibule and good sized living room leading to an open plan kitchen/dining room. To the first floor are two double bedrooms and house bathroom.

To the front of the property are lawned gardens with flowering borders and to the side is a flagged driveway with large car port 24' x 8'3" and detached garage.

To the rear of the property are enclosed gardens on two levels with a patio, gravelled area with pond and decking.

2 Bedrooms

1 Reception Room

1 Bathroom

Close to amenities

DIRECTIONS - HG3 2UW

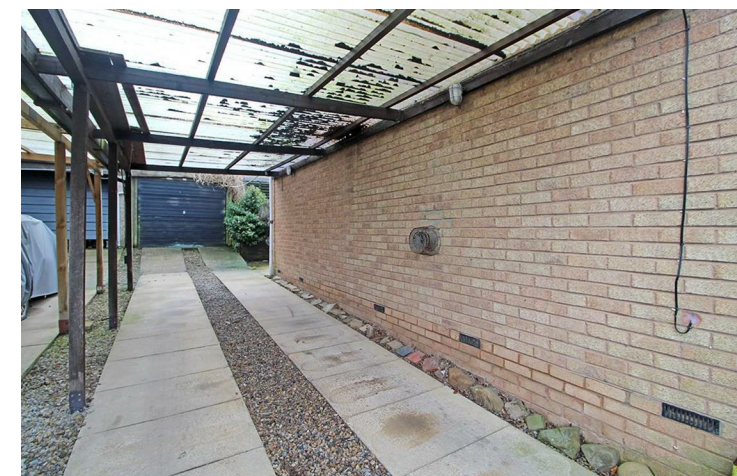
From Harrogate take the Ripon Road and at the traffic lights turn left into Jennyfield Drive. Turn right into Harewood Road, right into Beningbrough Drive and then right again into Nunnington Crescent.

COUNCIL TAX

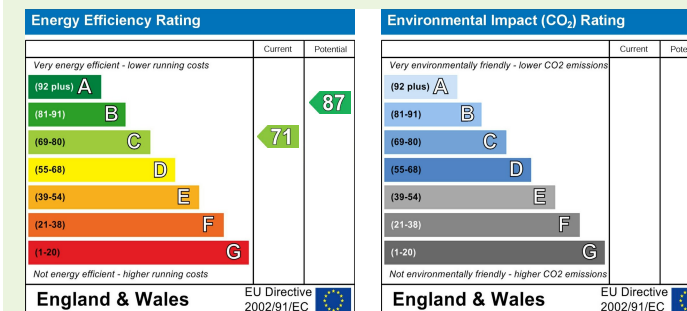
The property has been placed in band B.

TENURE

The tenure of the property is Freehold



EPC RATING:



APPROXIMATE DISTANCES

Town Centre	1.2 miles
Railway Station	1.2 miles
Bus Route	110 metres
Airport	13.5 miles