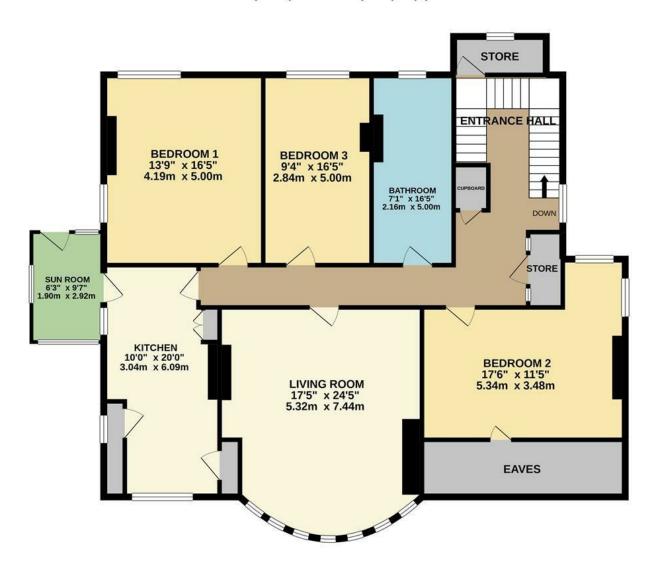
NICHOLLS TYREMAN

SECOND FLOOR 1581 sq.ft. (146.9 sq.m.) approx.



TOTAL FLOOR AREA: 1581 sq.ft. (146.9 sq.m.) approx

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.







1 Leeds Road Harrogate

£300,000

******* SOLD IN 5 DAYS******

An extremely rare opportunity to purchase this incredibly spacious, second floor apartment with magnificent views across the Harrogate Stray.

The property now requires full modernisation throughout and will create the most amazing home.

The accommodation benefits from double glazing and central heating and comprises: External staircase to communal entrance vestibule and staircase to the first floor where a doorway leads to a half landing with store room, second floor landing with door to large entrance hall with storage cupboard, magnificent living room with feature bay window having panoramic views across the Harrogate Stray, large kitchen with door to potential sun deck/balcony which is currently enclosed, three double bedrooms and a spacious house bathroom.

To the side of the property is a communal driveway leading to the rear where there is a Garage with slightly restricted access and up and over door.

3 Bedrooms

1 Reception Room

1 Bathroom

Stray Views

DIRECTIONS - HG2 8AW

From Harrogate take the Leeds Road where the property is situated on the left hand side on the edge of the The Stray.

COUNCIL TAX

The property has been placed in band E.

TENURE

The tenure of the property is Leasehold







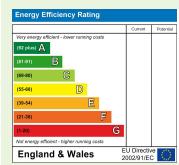








EPC RATING:



		Current	Potentia
Very environmentally friendly - lower CO2 er	nissions		
(92 plus) 🔼			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not environmentally friendly - higher CO2 er	nissions		

APPROXIMATE DISTANCES

Town Centre	950 metres
Railway Station	950 metres
Bus Route	50 metres
Airport	11.5 miles