

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



TOTAL FLOOR AREA: 1581 sq.ft. (146.9 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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**1 Leeds Road
Harrogate**

£300,000

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.

***** 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:

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

APPROXIMATE DISTANCES

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