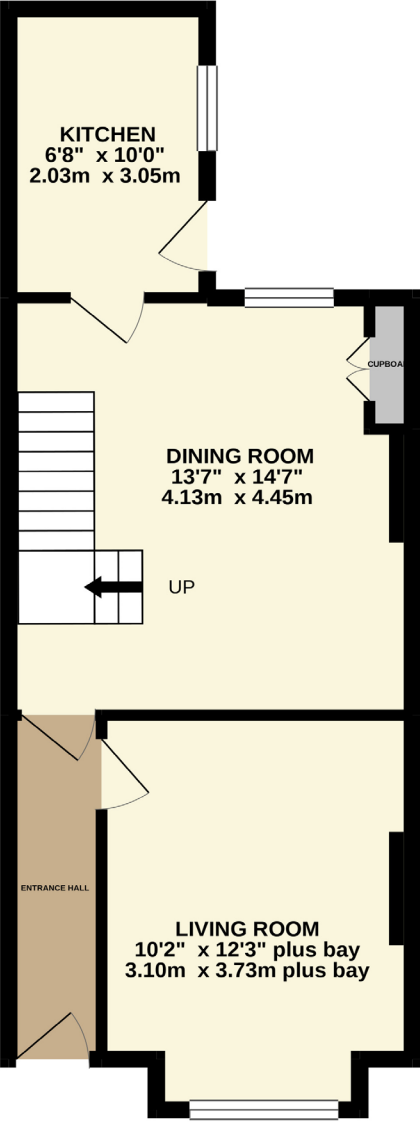
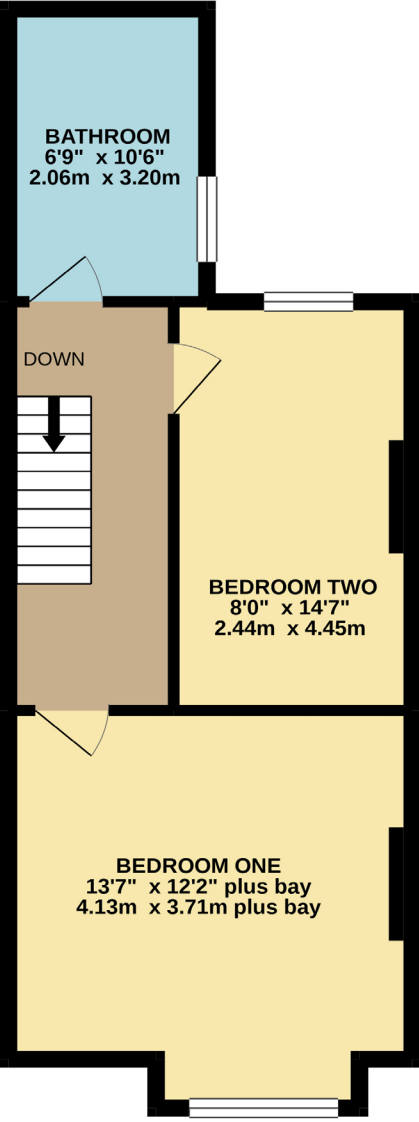


GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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**15 GREY STREET  
HARROGATE, HG2 8DL  
£975 PCM**

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.



UNFURNISHED

A beautifully presented inner terrace property, located to the favoured south side of Harrogate within easy reach of the excellent Leeds Road shopping parade, Marks & Spencers and the Hornbeam rail link for commuting to Leeds, York and the Harrogate town centre.

The property has the benefit of double glazing and central heating and truly requires an internal inspection to appreciate the accommodation, which comprises: Entrance hall, large living room with bay window, dining room, newly fitted kitchen with integrated appliances, two double bedrooms and house bathroom.

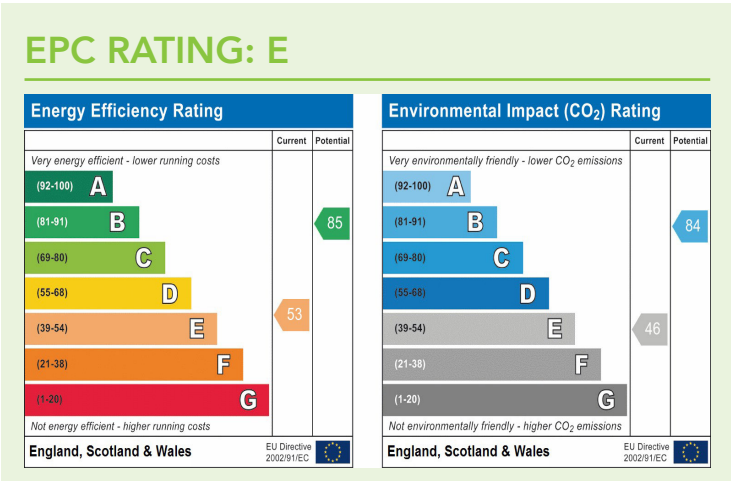
To the front of the property is a small forecourt.

To the rear of the property is an enclosed courtyard with a covered seating area and wooden hand gate leading to the rear access road.

- 2 Bedrooms
- 2 Reception Rooms
- 1 Bathroom
- Available Now
- £1,125.00 Returnable Bond
- No Smokers/Pets
- Council Tax: B - £1,514.99

DIRECTIONS - HG2 8DL

From Harrogate take the Leeds Road and turn left into Mount Street. Take the first right into Gladstone Street, and the second left into Grey Street.



**APPROXIMATE DISTANCES**

Town Centre	1 mile
Railway Station	400 metres
Bus Route	100 metres
Airport	11 miles