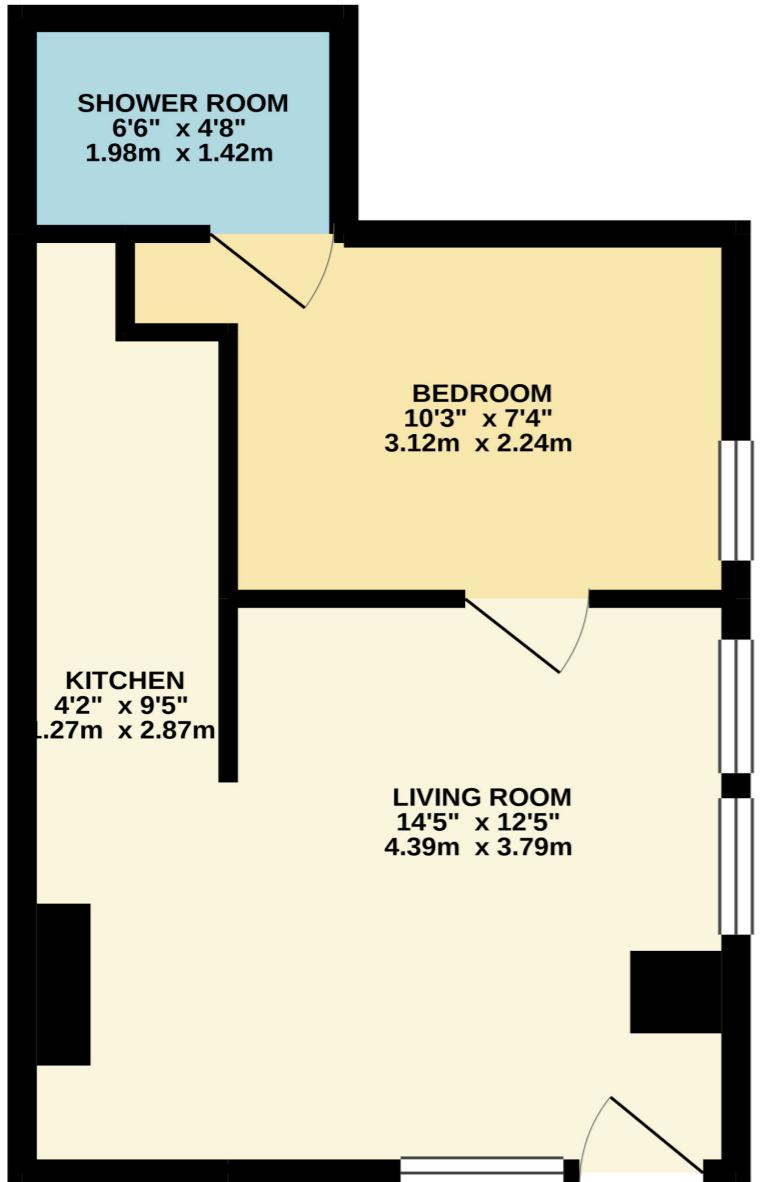


GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 316 sq.ft. (29.4 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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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.



**THE HOUSE FLAT, JASPER LANE
KIRKBY MEADOWS, KIRKBY OVERBLOW, HG3 1RD**
£550 PCM

FURNISHED

A beautifully presented one bedroom ground floor flat, in the popular village of Kirkby Overblow, with magnificent views of the Wharfe Valley.

The property benefits from double glazing and comprises, living room, kitchen area with a range of wall mounted cupboards, base units and drawers, electric oven, hob, plate warmer, fridge/freezer and microwave, bedroom with wardrobes and luxury en-suite shower room.

To the front of the property is a patio area which enjoys far reaching views. The property also benefits from designated parking for two vehicles.

1 Bedroom

1 Reception Room

1 Bathroom

Available Now

£634.62 Returnable Bond

No Smokers/Pets

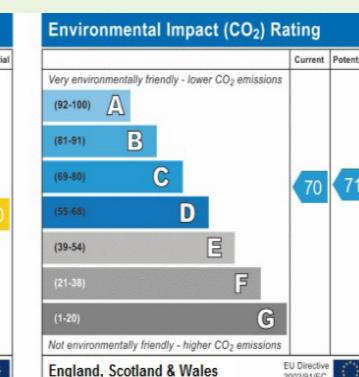
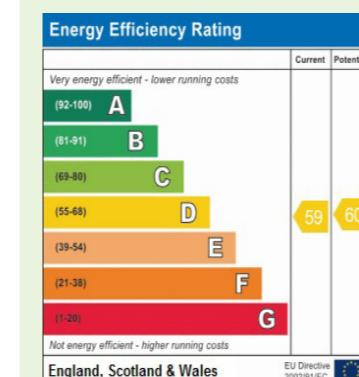
Council Tax: A - £1,317.09

DIRECTIONS - HG3 1RD

From Harrogate take Station Parade A61, continue right onto York Place and take the first exit at the roundabout onto Leeds Road. Continue past Pannal and at the second roundabout take the first exit onto A658 John Metcalf Way. Turn right onto Follifoot Lane. At the T junction turn left onto Barrowby Lane. Turn right onto Jasper Lane.



EPC RATING: D



APPROXIMATE DISTANCES

Harrogate Town Centre	4.5 miles
Railway Station	2.5 miles
Bus Route	1.5 miles
Airport	10.7 miles