

17 St Marys Avenue,  
Harrogate, HG2 0LP



INVESTMENT  
OPPORTUNITY

£650,000

## Description

An opportunity to acquire a Victorian mid terrace property containing a two bedroom flat and three, one bedroom self-contained flats. Added benefits of gas fired central heating and UPVC double glazing.

The properties are fully let and income producing, therefore making this an ideal investment opportunity.

See below tenancy information.

St Marys Avenue is situated off Cold Bath Road within comfortable walking distance of the town centre and all of its amenities. Due to the position, the apartments have been and will continue to be extremely popular to the letting market.

## Tenancy Information

- 1 - £795 per calendar month
- 2 - £700 per calendar month
- 3 - £750 per calendar month
- 4 - £850 per calendar month

Total Income: £37,140 Per Annum.

## Services

All mains services are connected to the property.

## Council Tax

Band A.

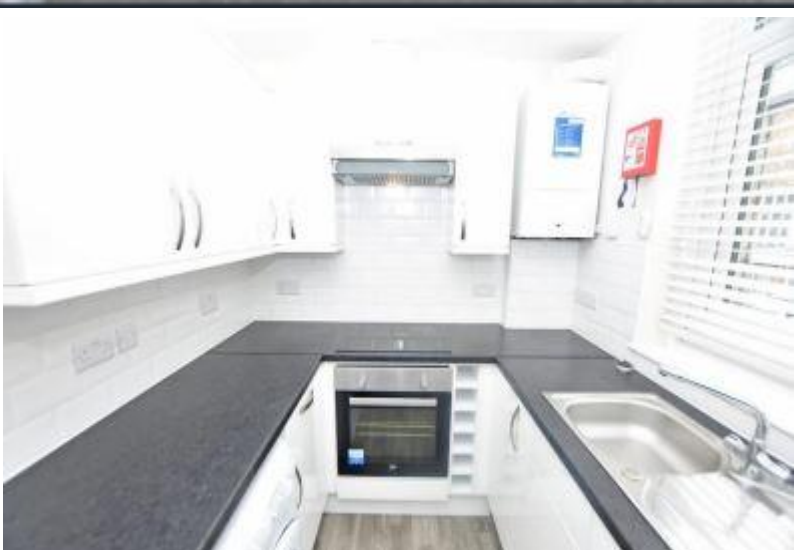
## Directions

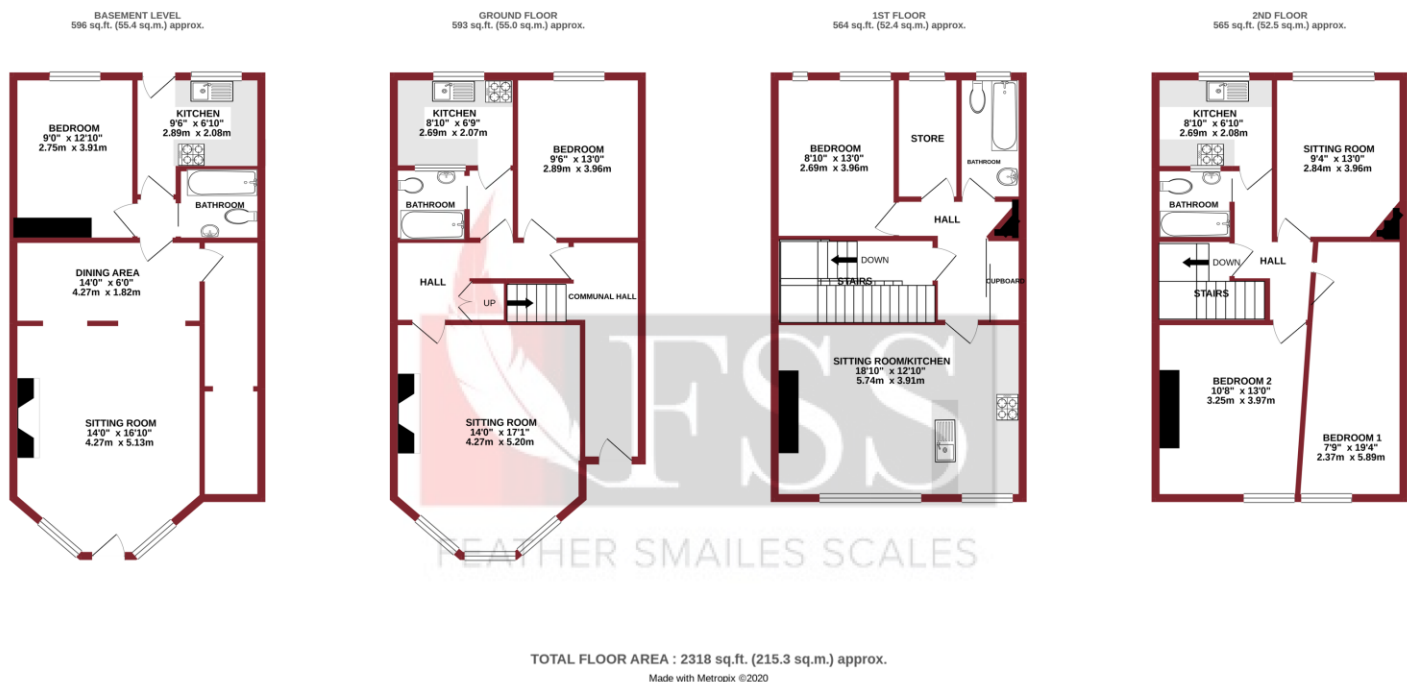
From our offices on Raglan Street proceed towards Parliament Street and turn right, bear left down Montpellier Hill, just before the roundabout turn left and go straight over at the crossroads on to St. Marys Walk. St. Marys Avenue will be on your right hand side.

## Details Produced

12<sup>th</sup> July 2023

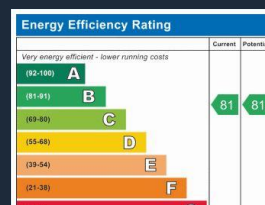






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