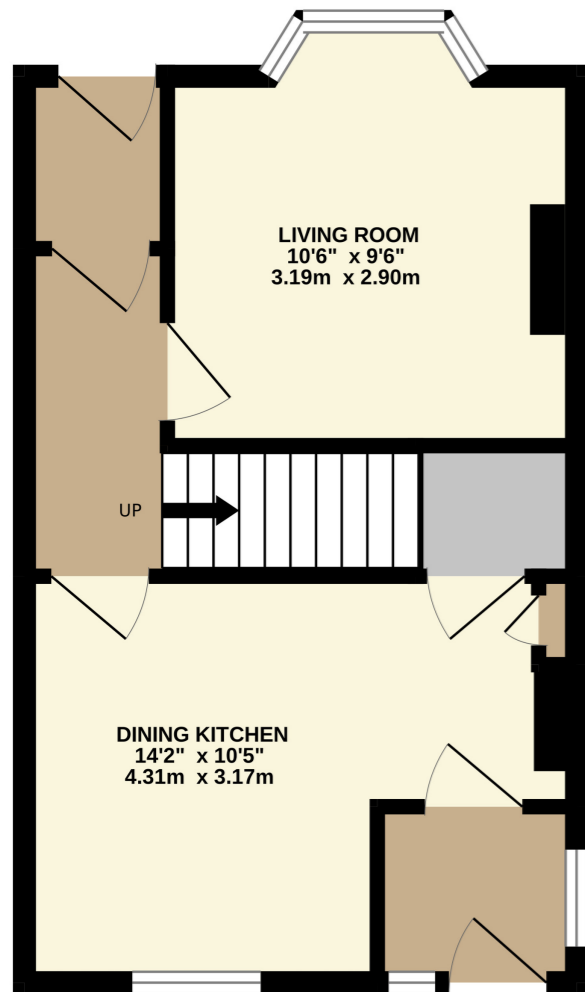
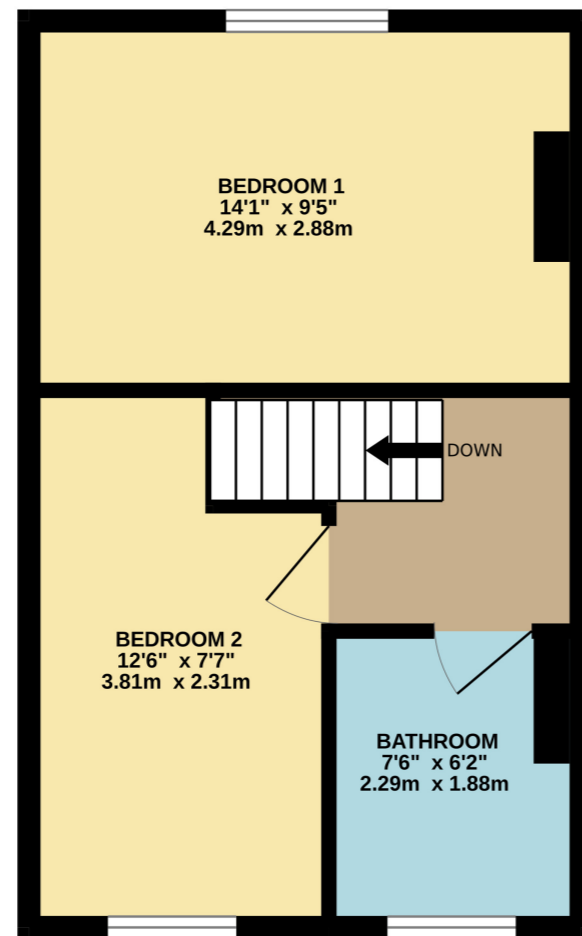


GROUND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**39 ALBERT PLACE  
HARROGATE**

**£185,000  
CHAIN FREE**

39 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.

A stone built terraced property situated in this quiet cul-de-sac, extremely close to the Starbeck High Street with its many shops, recreational area and rail link making commuting to Harrogate, Leeds and York very easy.

The property now requires modernisation and in brief comprises: entrance vestibule, entrance hall, living room with bay window, large open plan dining kitchen and rear porch. To the first floor are two bedrooms and a bathroom.

Outside is a small front forecourt area and a rear yard with timber decking and hand gate. With the benefit of a rear access road and adjacent to a children's play area.

**2 Bedrooms**

**1 Reception Room**

**1 Bathroom**

**Council Tax: B**

**Energy Rating: D**

**Tenure: Freehold**



**DIRECTIONS - HG1 4QA**

From Harrogate take the Knaresborough Road, passing over the level crossing at Starbeck. Albert Place is then the next left hand turning after Starbeck Post Office.

**APPROXIMATE DISTANCES**

Town Centre	2.6 miles
Railway Station	190 metres
Bus Route	160 metres
Airport	14 miles