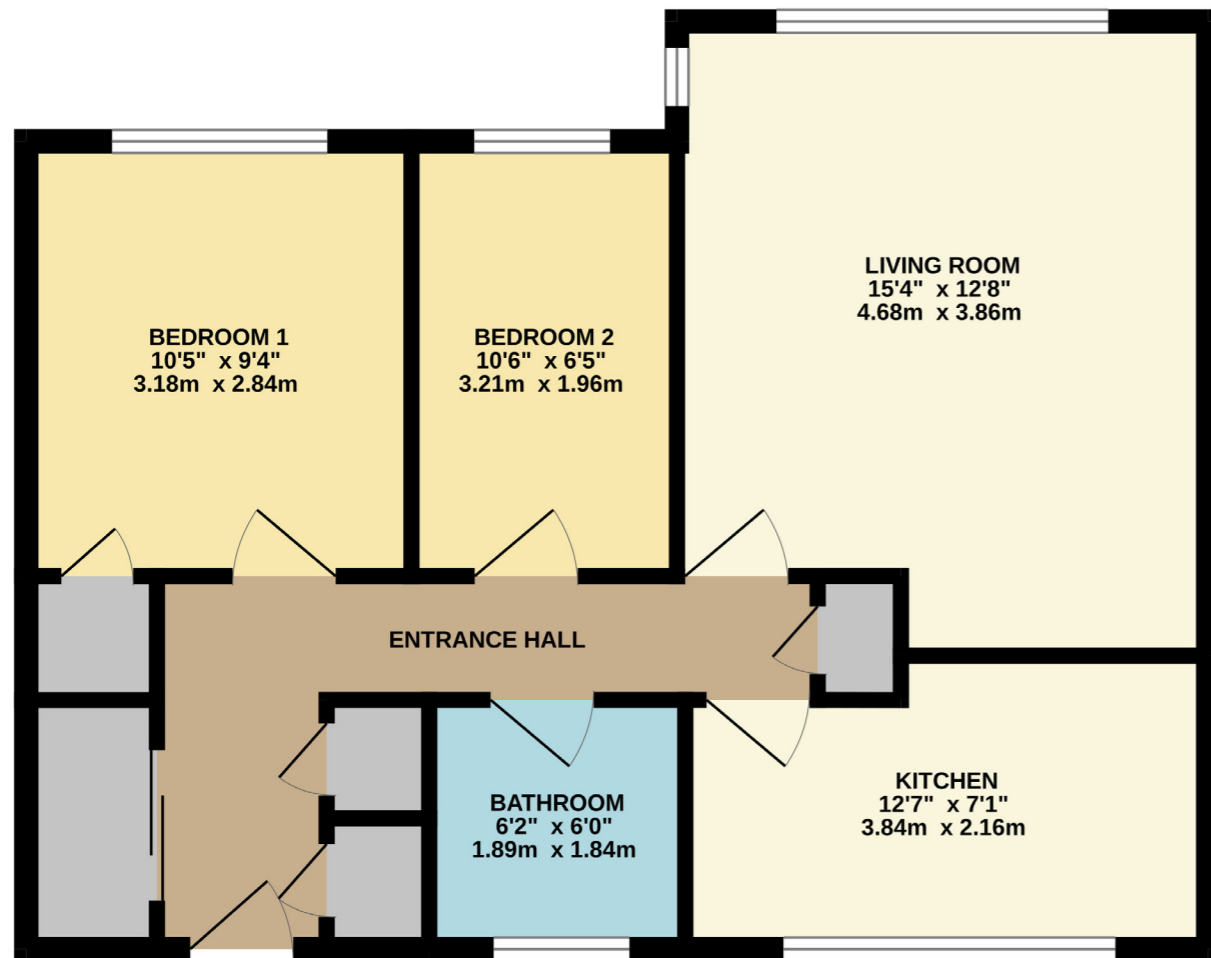


FIRST FLOOR
597 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



**107 OAK LODGE
VICTORIA AVENUE, HARROGATE**

£165,000
CHAIN FREE

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.

An ideal opportunity to purchase this town centre, first floor apartment situated within a stone, purpose built block with the added benefit of undercroft parking and being within easy walking distance of the town centre.

The property would benefit from general modernisation, but offers great potential, has the benefit of double glazing and comprises: Communal entrance hall with staircase to the first floor, entrance hall with large store cupboard, hot water cylinder cupboard and further store, large living room, kitchen, two bedrooms and a bathroom.

The property is set in communal gardens with access to an undercroft car parking area with an allocated space for one vehicle.

2 Bedrooms

1 Reception Room

1 Bathroom

Council Tax: C

Energy Rating: TBC

Tenure: Leasehold

AGENT'S NOTE

No short or long terms lets are permitted in this building.



DIRECTIONS - HG1 5PX

From Station Parade turn left at the Waitrose traffic lights into Victoria Avenue. Go straight across the roundabout and continue. The property is then situated on the left hand side.

APPROXIMATE DISTANCES

Town Centre	450 metres
Railway Station	350 metres
Bus Route	200 metres
Airport	12 miles