

33 NYDD VALE TERRACE
HARROGATE
HG1 5HA



NICHOLLS
TYREMAN

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A stone, inner terraced property, currently split into two dwellings.

Living Room | Kitchen | Two Bedrooms | Bathroom

Separate WC | Inner Hallway | Two Basement Rooms

Council Tax: B | Energy Rating: TBC | Tenure: Freehold

NOW REQUIRING FULL MODERNISATION

PHOTOGRAPHS WERE TAKEN BEFORE THE CURRENT TENANCIES

£170,000





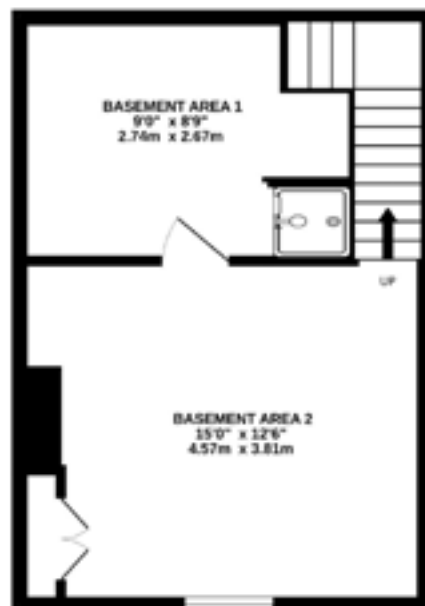
A stone, inner terraced property, currently split into two dwellings, situated close to the Harrogate town centre. The property benefits from gas central heating and double glazing and now requires modernisation, but offers a great investment opportunity.

Entrance vestibule to the rear with door and staircase leading to the lower ground floor, half landing, w/c with wash hand basin and two basement rooms.

To the ground floor is a living room and kitchen with a range of wall mounted cupboards, base units and drawers, oven and hob.

There are two first floor bedrooms and house bathroom.

LOWER GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 981sq.ft. (91.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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