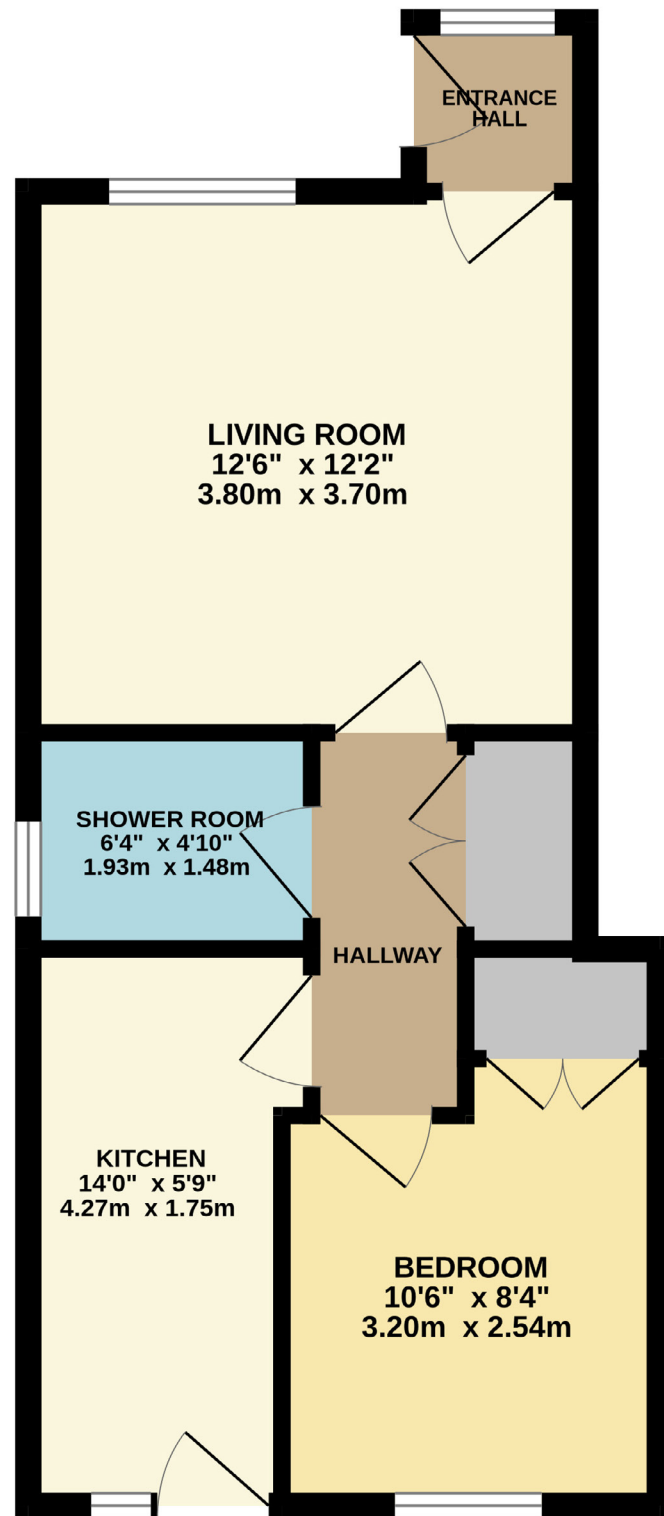


GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 402 sq.ft. (37.4 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.



36 YARROW DRIVE
HARROGATE

£139,950
CHAIN FREE

A fabulous opportunity to purchase this self-contained ground floor flat located in this quiet cul-de-sac, and within the sought-after residential location. Close to an excellent local shopping parade, recreational areas and with Harrogate town centre only a short distance away.

The property has the added benefit of its own personal front door, double glazing and central heating. The accommodation in brief comprises: private entrance door, entrance vestibule, living room, inner hallway with excellent storage, fully tiles shower room, fitted kitchen and double bedroom with fitted wardrobe.

To the front of the property is a good sized parking area with allocated space for one vehicle. To the rear of the property is an enclosed courtyard garden with flag stores, flowering borders, timber fencing and garden shed.

1 Bedroom

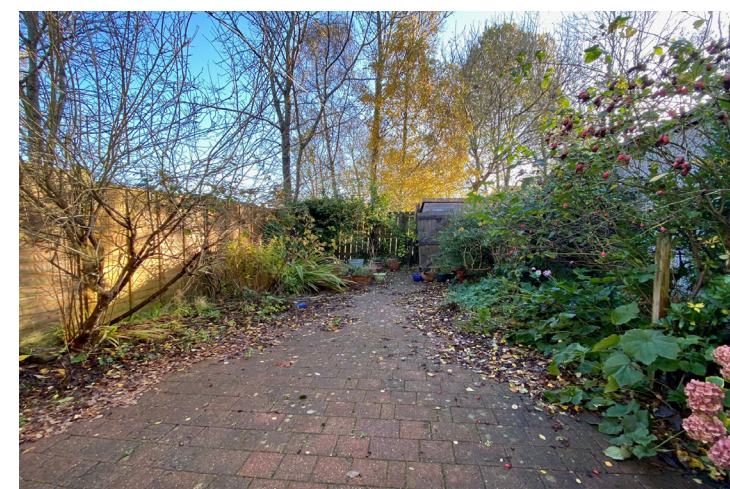
1 Reception Room

1 Bathroom

Council Tax: A

Energy Rating: C

Tenure: Leashold



DIRECTIONS - HG3 2XD

Heading out of town on the Ripon Road, turn left onto Jennyfield Drive, follow the road until shortly after Norwich Drive and then turn left onto Saltergate Drive and then right onto Yarrow Drive.

APPROXIMATE DISTANCES

Town Centre	1.5 miles
Railway Station	1.7 miles
Bus Route	150 metres
Airport	13 miles