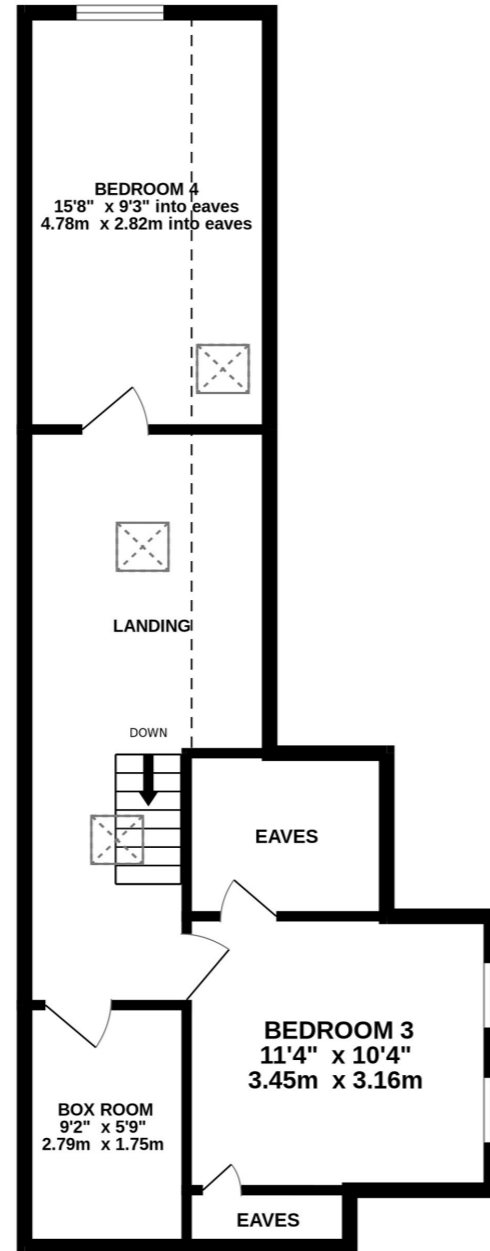
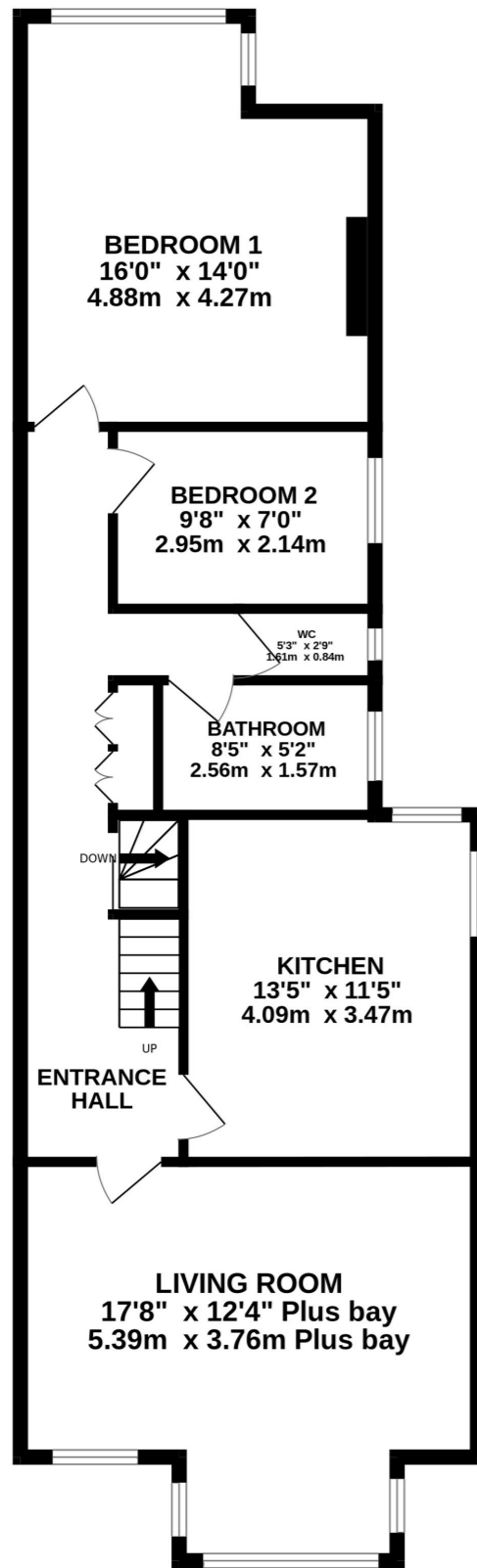


GROUND FLOOR  
92 sq.ft. (8.5 sq.m.) approx.

1ST FLOOR  
875 sq.ft. (81.3 sq.m.) approx.

2ND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



FLAT 2, 8 SOUTH DRIVE  
HARROGATE HG2 8AU

£250,000  
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.

**FLAT 2 | 8 SOUTH DRIVE | HARROGATE | HG2 8AU**

**A duplex apartment located in a superb stone built property.**

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Entrance Hall | Living Room | Kitchen | Bathroom | WC | Two Bedrooms

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Landing | Two Bedrooms | Box Room

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Council Tax: Band C | Energy Rating: E | Tenure: Leasehold



**An extremely rare opportunity to purchase this substantial, duplex apartment located in a superb stone built property to the favoured south side of town. The property is located within easy reach of local shops with the town centre a short distance away.**

The property now requires full modernisation throughout, including a reconfiguration of the front door to the first floor.

The accommodation comprises: Communal entrance hall with staircase to first floor. A sliding door to Flat 2 leads to a large living room, breakfast kitchen, two double bedrooms, bathroom and separate wc. A staircase leads to the second floor where there are two further bedrooms, box room and large landing.

