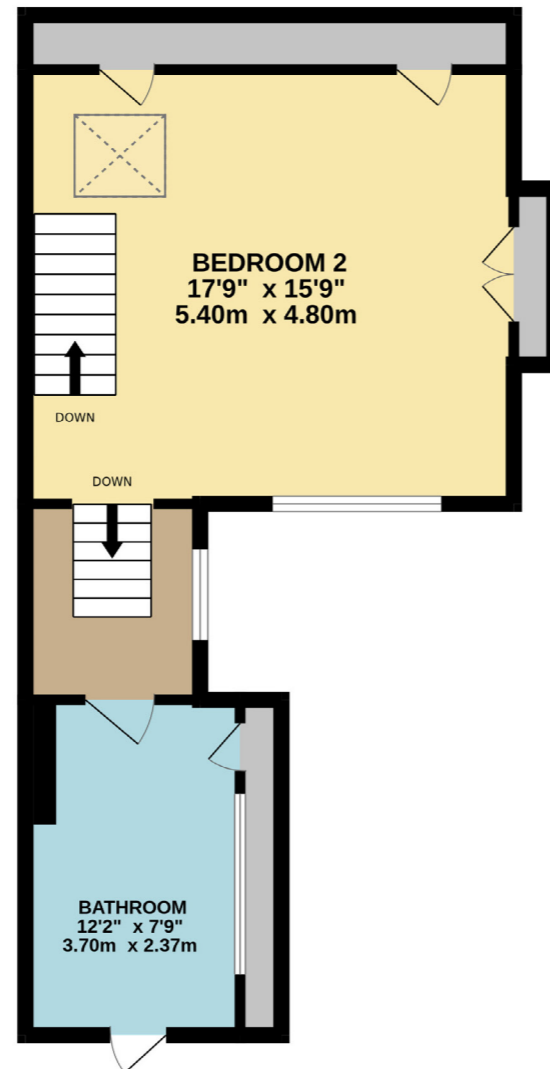
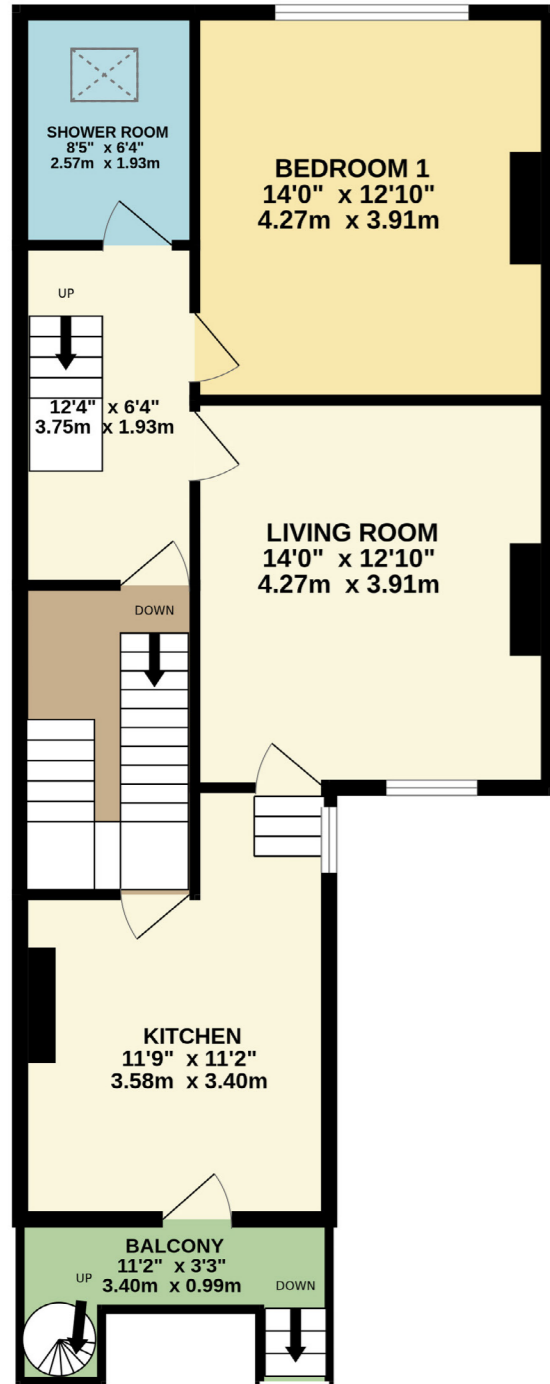


SECOND FLOOR
700 sq.ft. (65.1 sq.m.) approx.

THIRD FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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.

**FLAT 3, 25 KINGS ROAD
HARROGATE**

**£275,000
CHAIN FREE**

A superb opportunity to purchase this spacious, duplex apartment located on the second and third floor of a stone built property within easy walking distance of Harrogate centre.

An inspection is truly required to appreciate the well presented accommodation, which has the benefit of double glazing, central heating, an allocated parking space and fantastic views to the rear.

The accommodation comprises: Communal entrance hall with staircase to second floor, breakfast kitchen, balcony with far reaching views, large living room, two double bedrooms, en-suite dressing room, en-suite, bathroom and house shower room.

2 Bedrooms

1 Reception Room

2 Bathrooms

Allocated Parking

Council Tax: C

Energy Rating: D

Tenure: Leasehold



DIRECTIONS - HG1 5JY

From the centre of Harrogate, go down Parliament Street and at the traffic lights turn right into Kings Road. Continue past The Conference Centre and through the traffic lights, where the property is situated on the left hand side.

APPROXIMATE DISTANCES

Town Centre	650 metres
Railway Station	750 metres
Bus Route	130 metres
Airport	13 miles