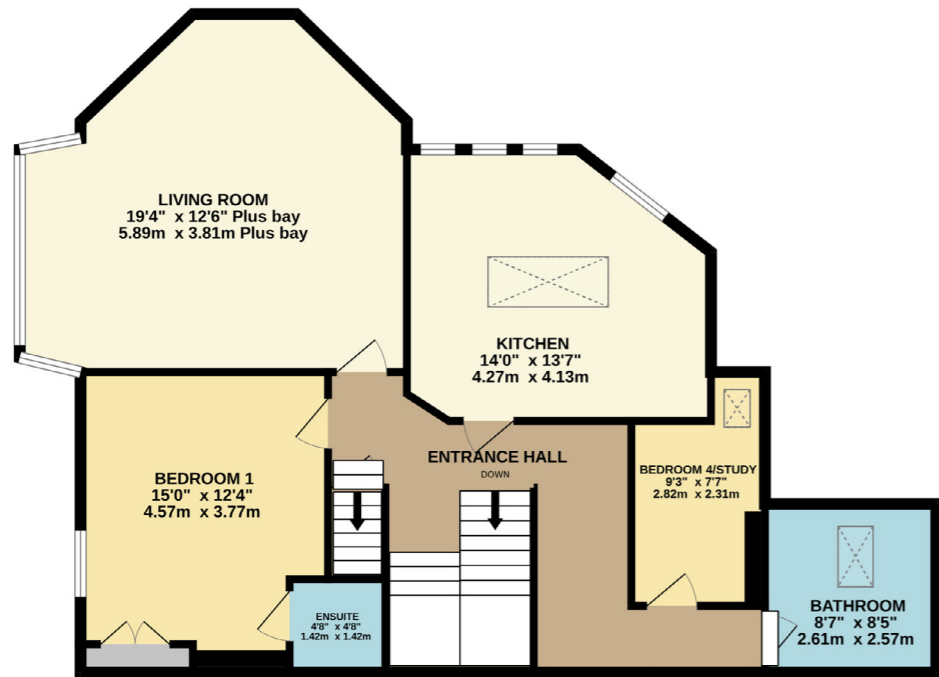
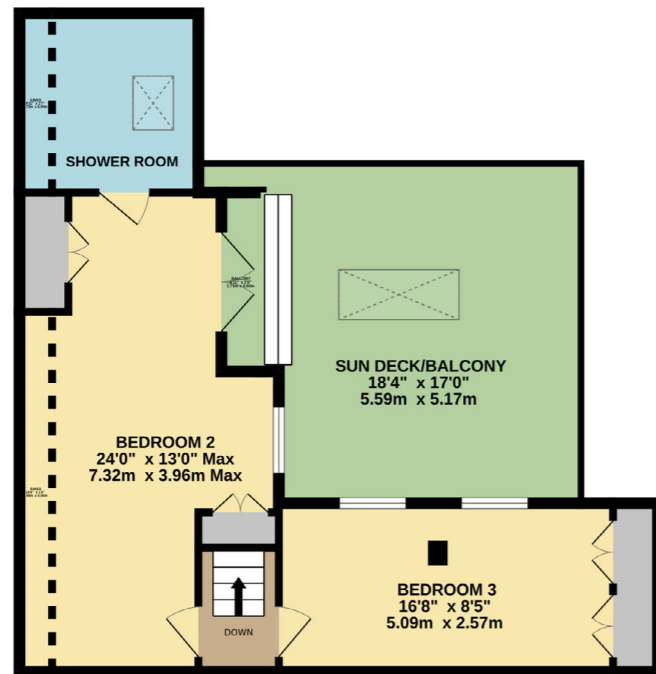


FIRST FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



SECOND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1547 sq.ft. (143.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023



**FLAT 3, 47 PARK DRIVE
HARROGATE, HG2 9AX
£2,000 PCM**

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.

UNFURNISHED

A superb opportunity to rent this beautifully presented and spacious second/third floor duplex apartment located to the favoured south side of Harrogate and forming part of a stunning building, converted into only three apartments.

The accommodation comprises: Communal entrance hall leading to a large galleried landing with intercom system, beautifully appointed kitchen, hand painted in Farrow & Ball colours, with feature skylight window, large living room with a bay window, four bedrooms, two en suite, shower rooms, house bathroom, large sun deck/balcony and excellent storage.

The property is within easy, walking distance of The Stray and local shopping parades, with Harrogate town centre only a short distance away.

The apartment has a superb sun deck/balcony and truly requires an internal inspection to appreciate the spacious, well planned accommodation, which has the benefit double glazing and central heating.

3/4 Bedrooms

1 Reception Room

3 Bathrooms

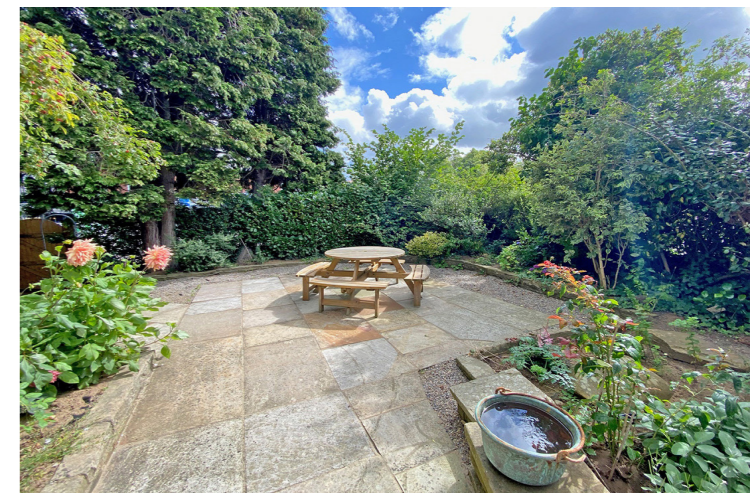
Available From 12th April 2024

£2,307.69 Returnable Bond

No Smokers/Pets

Council Tax: C - £1,989.07

Energy Rating: C



DIRECTIONS - HG2 9AX

From Harrogate take the Leeds Road (A61). At the first roundabout take the first turning into Park Drive, where the property is situated on the corner of Leeds Road and Park Drive.

APPROXIMATE DISTANCES

Town Centre	1,000 metres
Railway Station	1,000 metres
Bus Route	50 metres
Airport	11 miles