



TOTAL APPROX. FLOOR AREA 1600 SQ.FT. (148.6 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**4 BYRON COURT**  
**BEECH GROVE, HARROGATE, HG2 0LL**  
**£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

An extremely spacious, fourth floor, three bedroomed apartment with large balcony, having a stunning outlook across the Beech Grove Stray and being situated within easy reach of the Harrogate town centre.

The property has the benefit of two lifts to both the front and rear of the property, a good sized balcony and extensive accommodation with electric heating and double glazing, comprising: Communal entrance hall with lift to the fourth floor, large entrance hall, spacious living room with patio door to the balcony, large dining room with door to the balcony, breakfast kitchen with door to rear hall, master bedroom with fitted wardrobes and en suite bathroom, bedroom two with fitted wardrobes and en suite shower room, bedroom three/study with fitted shelving and storage, separate wc and store room.

Byron Court is set in beautifully kept, communal grounds.

To the rear of the property a driveway leads to...

**Large Tandem Garage (No:37)**

**31' x 8'4"**

**3 Bedrooms**

**2 Reception Rooms**

**2 Bathrooms**

**Available 15th April 2023**

**£2,307.69 Returnable Bond**

**No Smokers/Pets**

**Council Tax: G - £3,729.50**

**Energy Rating: E**



### DIRECTIONS - HG2 0LL

From Harrogate, take the Otley Road and turn right into Beech Grove, where Byron Court is situated on the left hand side.

### APPROXIMATE DISTANCES

Town Centre	350 metres
Railway Station	450 metres
Bus Route	150 metres
Airport	12 miles