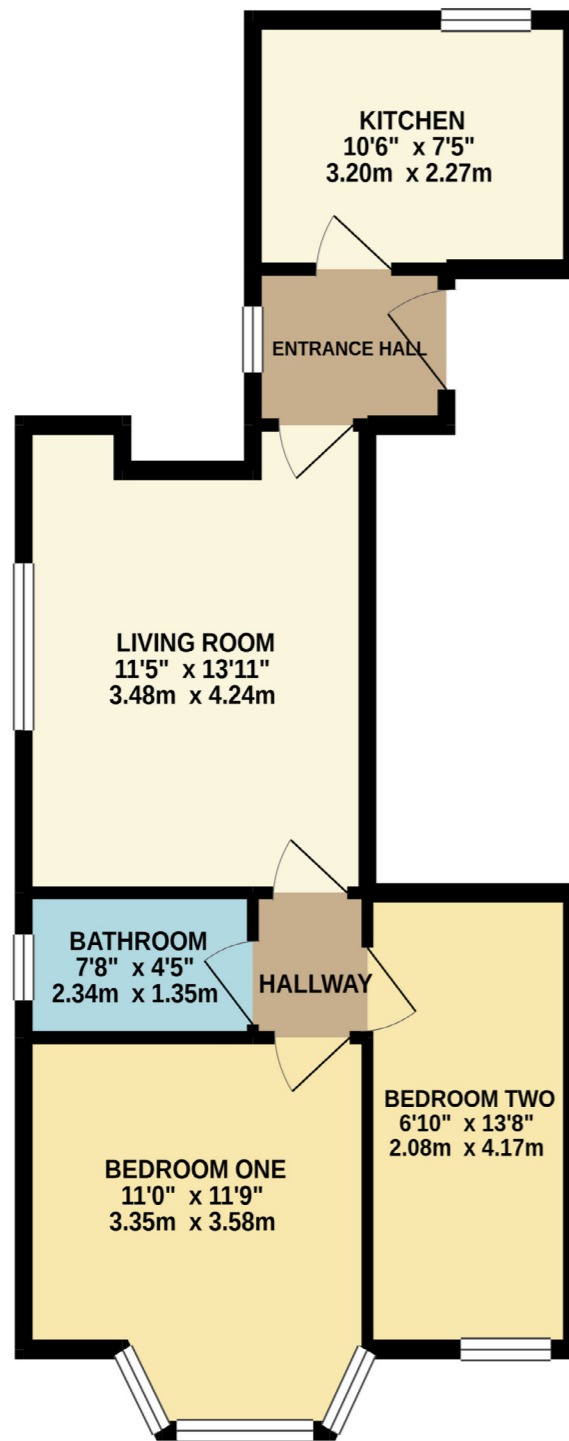


FIRST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

**FLAT 2, 115 COLD BATH ROAD
HARROGATE, HG2 0NU
£850 PCM**

UNFURNISHED

A beautifully presented, first floor flat situated in this extremely popular residential part of Harrogate with many excellent shops and restaurants close by as well as being within easy reach of the Harrogate town centre.

The accommodation has the benefit of central heating and comprises: Communal entrance hall with staircase to first floor, entrance hall, good size living room with double glazed windows having pleasant outlook along Cold Bath Road and feature fireplace, kitchen with integrated oven, gas hob and extractor canopy, two bedrooms and bathroom.

2 Bedrooms

1 Reception Room

1 Bathroom

Available 5th July 2024

£980.76 Returnable Bond

No Smokers/Pets

Council Tax: B - £1,740.44

EPC Rating - D



DIRECTIONS - HG2 0NU

From Harrogate town centre take the Montpellier Hill to the Crown roundabout, turn left into Cold Bath Road, number 115 is situated on the left hand side and is identifiable by our for sale board.

APPROXIMATE DISTANCES

Town Centre	800 metres
Railway Station	850 metres
Bus Route	75 metres
Airport	12.2 miles