

GROUND FLOOR
1121 sq.ft. (104.2 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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**FLAT 1, 1 LANGCLIFFE AVENUE
HARROGATE, HGG2 8JQ**

£1,800 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 rare opportunity to live in this unique independently accessed, two bedroomed ground floor flat. Located on the favoured south side of Harrogate, within easy walking distance of local shops, schools, The Harrogate Stray and the town centre.

The property has the benefit of gas fired central heating and double glazing and in brief comprises: entrance porch, reception hall with original open fire with oak fittings, tiled details and banquet seating, living room, kitchen, inner hallway, two bedrooms, house bathroom, downstairs wc, utility room and useful store room.

Outside is a front and rear private garden that is maintained at no extra cost to the tenant. Driveway leading to detached garage.

2 Bedrooms

1 Reception Room

1 Bathroom

Available Now

£2,076.92 Returnable Bond

No Smokers/Pets

Council Tax: E - £2,734.96

Energy Rating: D



DIRECTIONS - HG2 8JQ

Heading out of town along York Place, at the Prince of Wales roundabout take the first exit onto Leeds Road, at the next roundabout take the second exit into Langcliffe Avenue.

APPROXIMATE DISTANCES

Town Centre	0.7 miles
Railway Station	0.7 miles
Bus Route	130 metres
Airport	11.5 miles