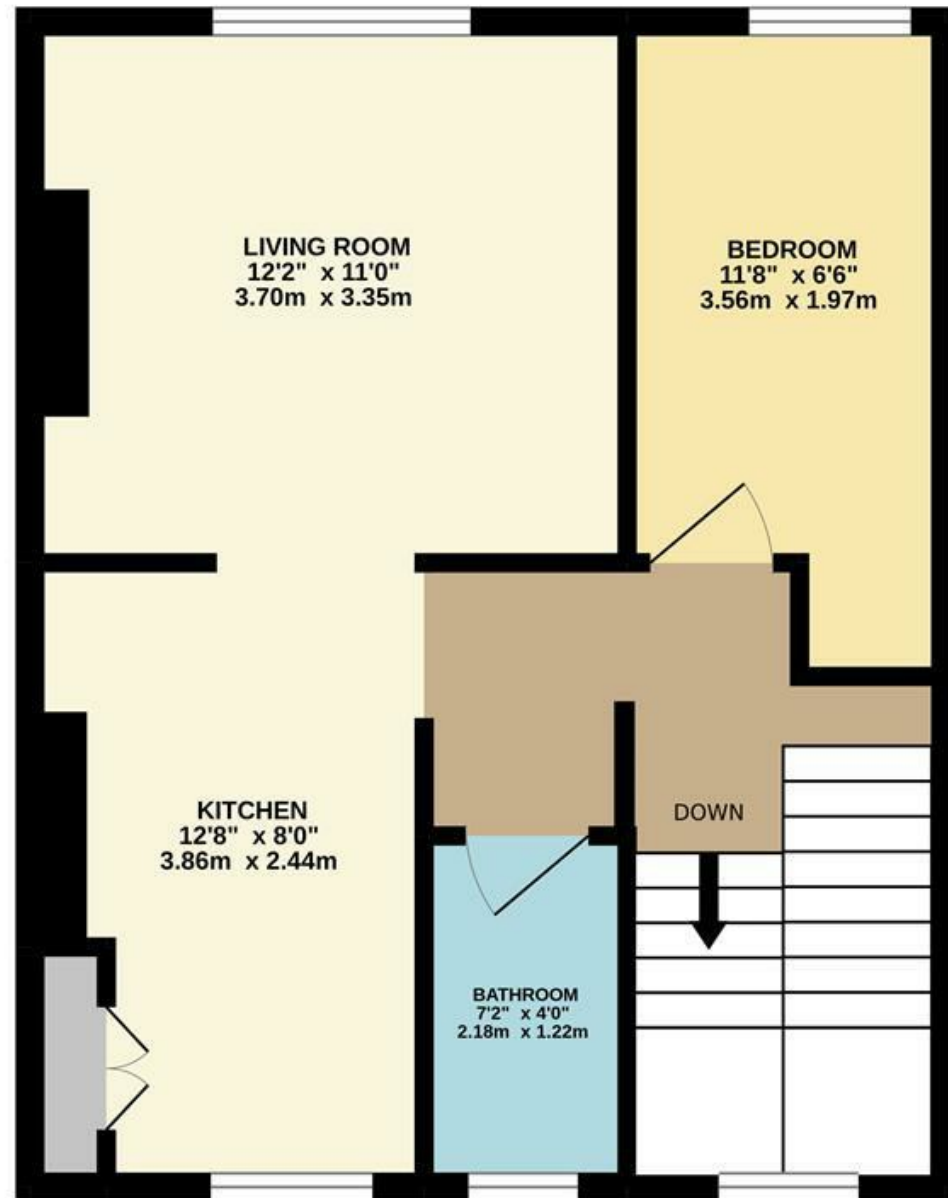


SECOND FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 430 sq.ft. (39.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**Flat 3 131 Cold Bath Road
Harrogate**

£725 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.

Top floor flat situated in this extremely sought after residential location, forming part of the fabulous Cold Bath Road with its bars cafés and shops, being within easy, level walking distance of the Valley Gardens, with the Harrogate town centre only a short distance away.

The property has the benefit of double glazing and comprises: Communal entrance hallway with staircase leading to the first floor, entrance with staircase to the second floor, landing area, living room, breakfast kitchen, double bedroom and bathroom.

- 1 Bedrooms**
- null Reception Room**
- null Bathroom**
- Your text typed here**

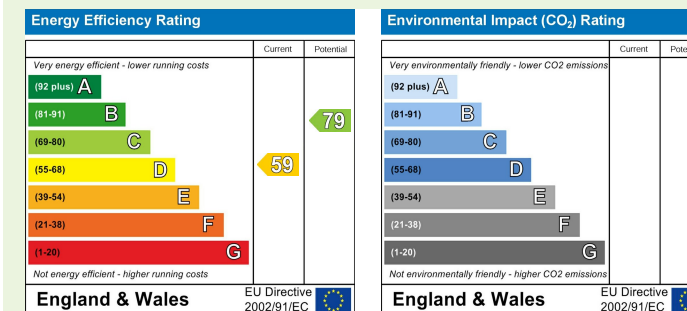
DIRECTIONS - HG2 0NU

COUNCIL TAX
The property has been placed in band .

TENURE
The tenure of the property is



EPC RATING:



APPROXIMATE DISTANCES

- Town Centre 1.9 miles
- Railway Station 1 mile
- Bus Route 400 metres
- Airport 12 miles