

TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.3 SQ.M.) Measurements are approximate. Not to scale. Illustrative purposes only Made with Metropix ©2018

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.









11 ETON COURT ROSEVILLE AVENUE, HARROGATE

£235,000 CHAIN FREE

A first floor apartment situated within this detached building, located in a popular residential area adjacent to the Harrogate Stray, within easy reach of the excellent Knaresborough Road shopping parades and within easy reach of the Harrogate town centre.

The property truly requires an internal inspection to appreciate the accommodation which comprises: Gated rear entrance to the rear, communal entrance hall with stairs and lift to the first floor, entrance hall with storage cupboards, large, open plan living/dining/kitchen with wall mounted cupboards, base units and drawers with granite work surfaces and a range of integrated appliances including oven, fridge freezer and microwave, two double bedrooms, en-suite shower room and house bathroom with utility cupboard.

To the rear of the property is a secure, enclosed car park with electric gates, where there is an allocated parking space (Bay 11).



## 2 Bedrooms

1 Reception Room

2 Bathrooms

Council Tax: D

**Energy Rating: B** 

Tenure: Leasehold



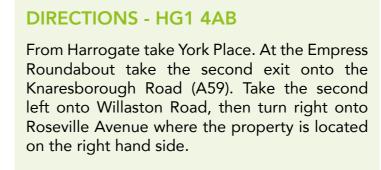














## **APPROXIMATE DISTANCES**

Town Centre	0.8 miles
Railway Station	0.8 miles
Bus Route	50 metres
Airport	13 miles