



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



DIRECTIONS - HG1 4AB
 From Harrogate take York Place. At the Empress Roundabout take the second exit onto the Knaresborough Road (A59). Take the second left onto Willaston Road, then turn right onto Roseville Avenue where the property is located on the right hand side.

APPROXIMATE DISTANCES

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