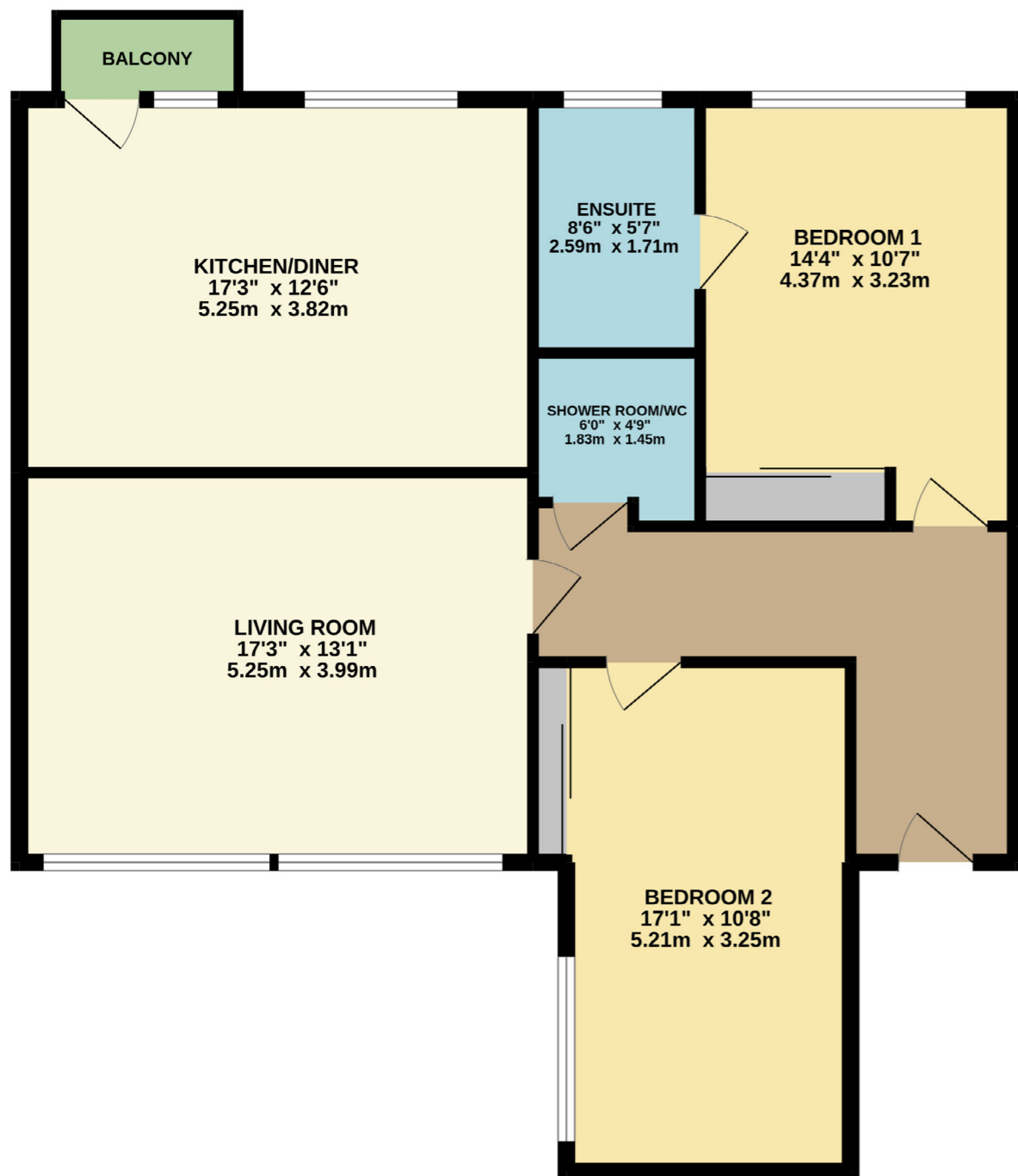


955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2022

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.

**14 GRAYSON HOUSE, BEECH GROVE
HARROGATE HG2 0ER
£2,000 PCM**

UNFURNISHED

A top floor apartment within Grayson House, adjacent to the beautiful Harrogate Stray and extremely close to the town centre with its many amenities and shops.

Grayson House has the benefit of a lift to all floors and the apartment has double glazing, central heating and a balcony to the rear which catches the afternoon sun.

The apartment briefly comprises; communal entry controlled by telephone entry and key fob control door, communal entrance leading to the stairs and lift.

Entering the apartment there is a wide hallway leading to the living room with amazing elevated views of Harrogate Stray, open to the kitchen/diner with Schuller fitted units, built in Siemens appliances, Silestone worktops, dining area and access to a rear balcony. There are two double bedroom both with

2 Bedrooms

1 Reception Room

2 Bathrooms

Available Now

£2,307.69 Returnable Bond

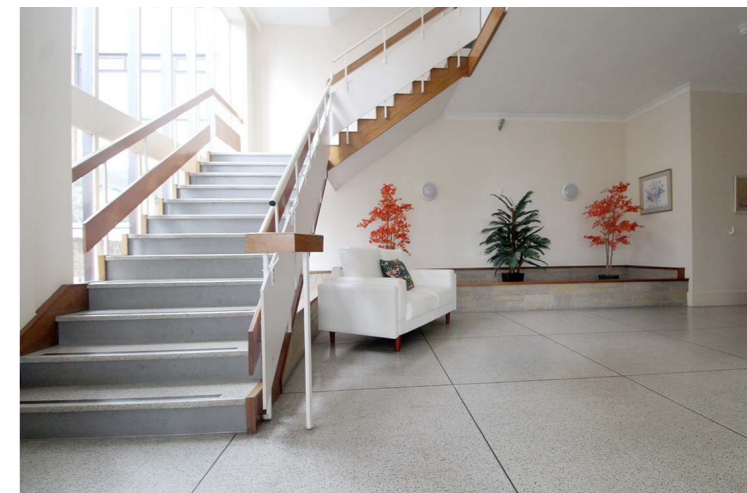
No Smokers/Pets

Council Tax: E - £2,734.96

Energy Rating: D

fitted wardrobes, one benefitting from Stray views and the other having an ensuite bathroom with Villeroy & Boch fittings including bath and shower. There is also another shower room/wc just off the hallway.

Externally, the apartment benefits from communal garden space.



DIRECTIONS - HG2 0ER

From Harrogate take the Otley Road and turn right into Beech Grove. The property is situated on the left hand side.

APPROXIMATE DISTANCES

Town Centre	500 metres
Railway Station	600 metres
Bus Route	200 metres
Airport	12 miles