

TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.3 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.



**FLAT C, 2 HAYWRA STREET  
HARROGATE, HG1 5BJ**

**£895 PCM**

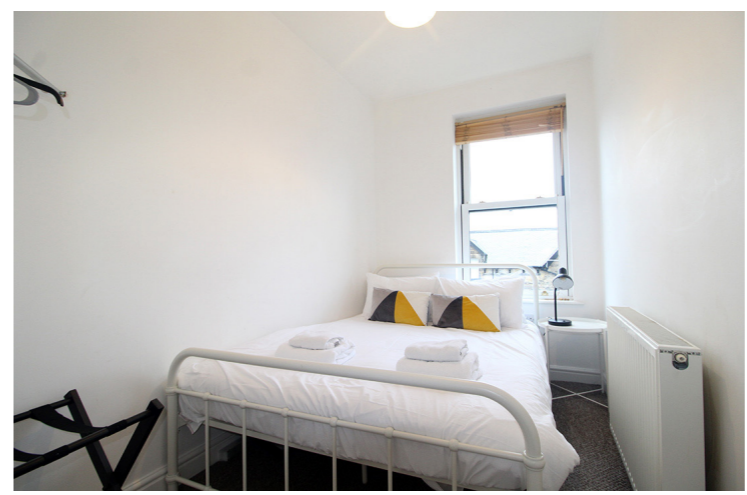
**UNFURNISHED**

A two bedroom top floor apartment located in the very heart of Harrogate town centre.

The property benefits from gas central heating and upvc double glazed sash windows and briefly comprises: Entrance hall, kitchen, living room, two bedrooms and bathroom with panelled bath having shower over, wash hand basin and low flush wc.

The property is conveniently located within walking distance of the town centre, ASDA supermarket, and the bus and train stations.

- 2 Bedrooms**
- 1 Reception Room**
- 1 Bathroom**
- Available 10th June 2024**
- £1,032.69 Returnable Bond**
- No Smokers/Pets**
- Council Tax: TBC**
- Energy Rating: C**



**DIRECTIONS - HG1 5BJ**  
From Station Parade turn left over Station Bridge. At the roundabout turn left into East Parade and continue to the next roundabout. Turn left into Bower Road and then left again into Haywra Street.

**APPROXIMATE DISTANCES**

Town Centre	300 metres
Railway Station	300 metres
Bus Route	50 metres
Airport	12.3 miles