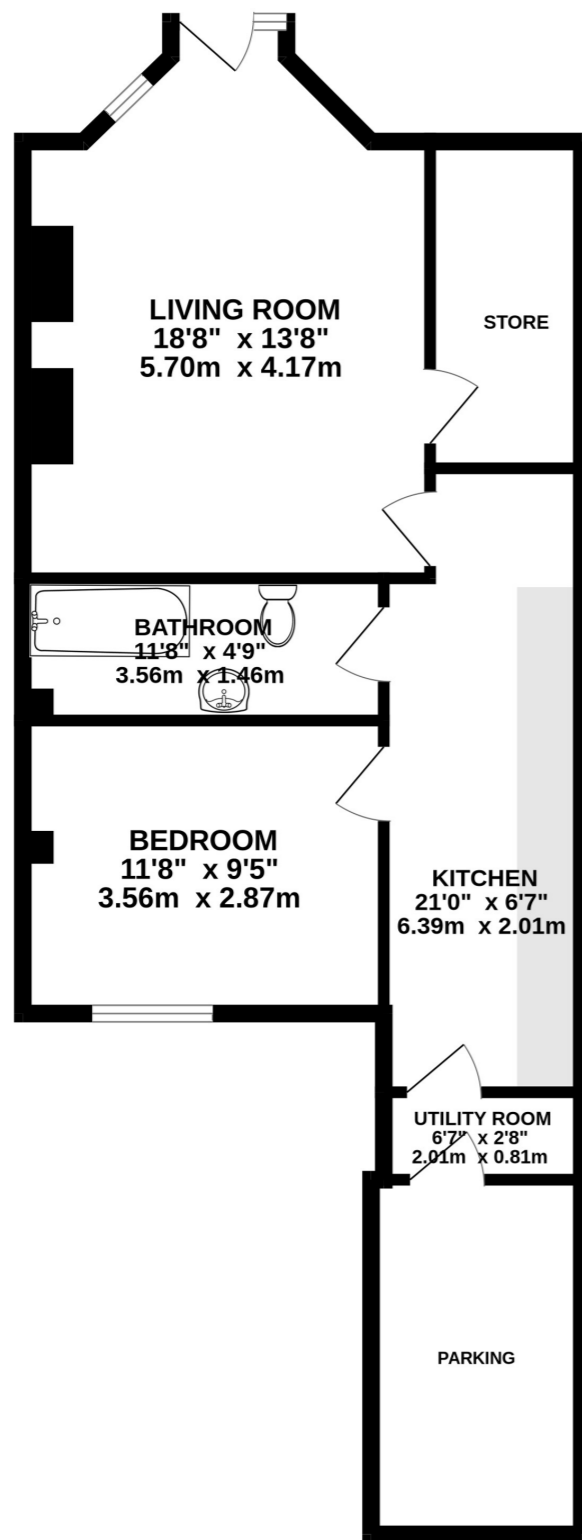


LOWER GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.



**GARDEN APARTMENT,  
56 CHELTENHAM MOUNT, HARROGATE, HG1 1DL**

**£170,000  
CHAIN FREE**

9 Albert Street, Harrogate  
North Yorkshire HG1 1JX  
Sales: 01423 503076  
Lettings: 01423 530744

## GARDEN APARTMENT | 56 CHELTENHAM MOUNT HARROGATE | HG1 1DL

An extremely well presented garden apartment conveniently located in the very heart  
of the Harrogate town centre.

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Living Room | Kitchen | Store | Utility Room

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Bedroom | Bathroom

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Flagged Seating Area | Parking

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Council Tax: Band A | Energy Rating: C | Tenure: Leasehold



An extremely well presented garden apartment conveniently located in the very heart of the Harrogate town centre, close to the many restaurants, bars and shops. Ideal for first time buyers or as an investment opportunity. The property has been let out for over 11 years and has a full rental history, contact the agent for rental income information.

An internal inspection is recommended to fully appreciate the recently refurbished accommodation which has the benefit of double glazing, central heating and soundproofing.

Briefly comprising: private front door leading to a large open living room with laminate flooring, study/large storeroom, breakfast kitchen with integrated appliances including washing machine, fridge freezer and breakfast bar area, double bedroom and bathroom.

The front of the property is accessed via a gate leading to stone steps and a flagged sitting area with access to the living room. To the rear of the property is an allocated parking space for one vehicle accessed from the utility room.

