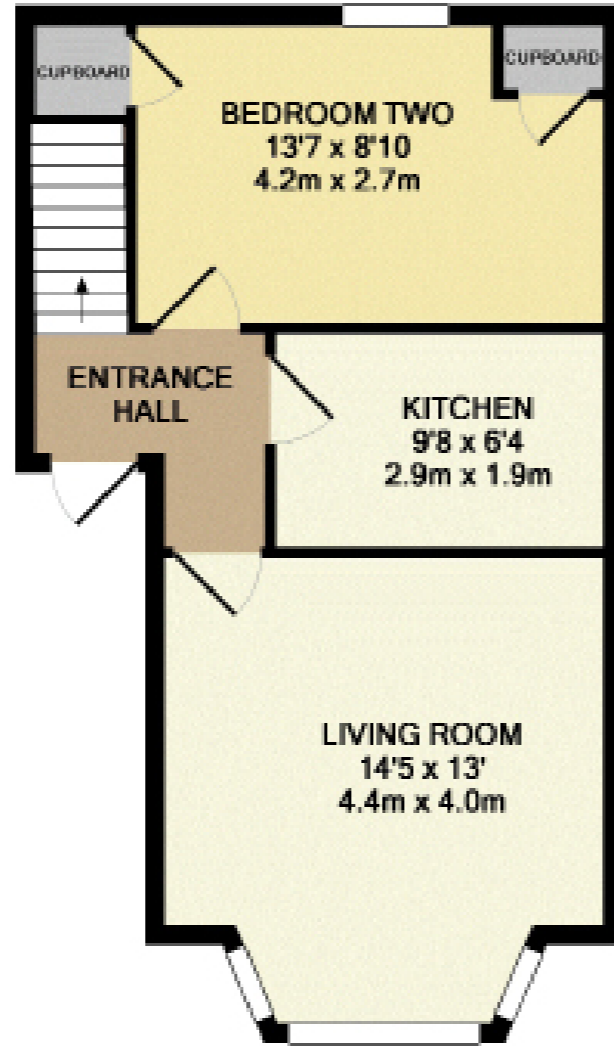
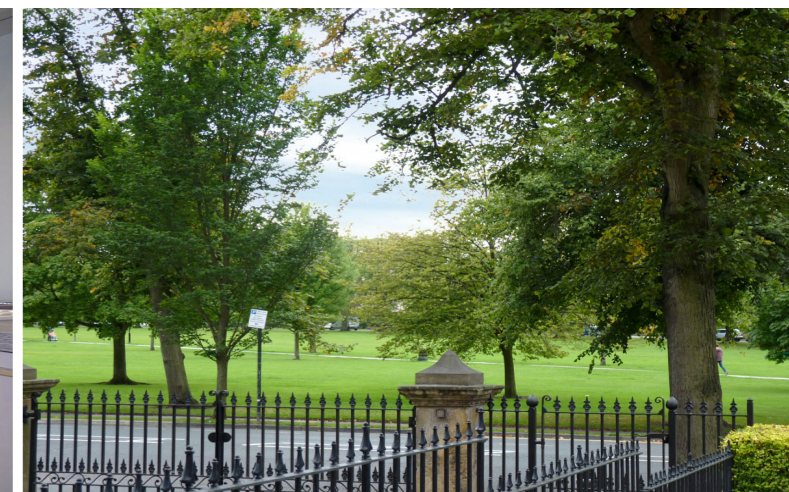


LOWER GROUND FLOOR
APPROX. FLOOR
AREA 195 SQ. FT.
(18.1 SQ. M.)



GROUND FLOOR
APPROX. FLOOR
AREA 403 SQ. FT.
(37.5 SQ. M.)

TOTAL APPROX. FLOOR AREA 598 SQ. FT. (55.5 SQ. M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2017



3 BRUNSWICK HOUSE
5-6 WEST PARK, HARROGATE, HG1 1BL

£1,250 PCM

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.

UNFURNISHED

A conveniently located ground and lower ground floor duplex apartment with fabulous views over the West Park Stray and being within easy walking distance of the Harrogate town centre.

The property offers well planned accommodation with the benefit of double glazing, central heating and allocated parking space to the rear.

The accommodation comprises: Communal entrance vestibule, communal entrance hall with video entry system, entrance hall with staircase to lower ground floor, large living room with fabulous bay window overlooking The Stray, kitchen with integrated Siemens appliances including fridge freezer, microwave, dishwasher and washer dryer, ground floor bedroom with useful storage cupboards, lower ground floor master bedroom and bathroom.

To the rear of the property is an allocated parking space which is large enough for two vehicles.

2 Bedrooms

1 Reception Room

1 Bathroom

Off-street Parking

£1,442.30 Returnable Bond

Available 19th July 2024

No Smokers/Pets

Council Tax: D - £2,237.70

Energy Rating: TBC



DIRECTIONS - HG1 1BL

Proceeding into Harrogate from the Prince of Wales roundabout along West Park, the property is located on the right hand side.

APPROXIMATE DISTANCES

Town Centre	400 metres
Railway Station	400 metres
Bus Route	50 metres
Airport	12 miles