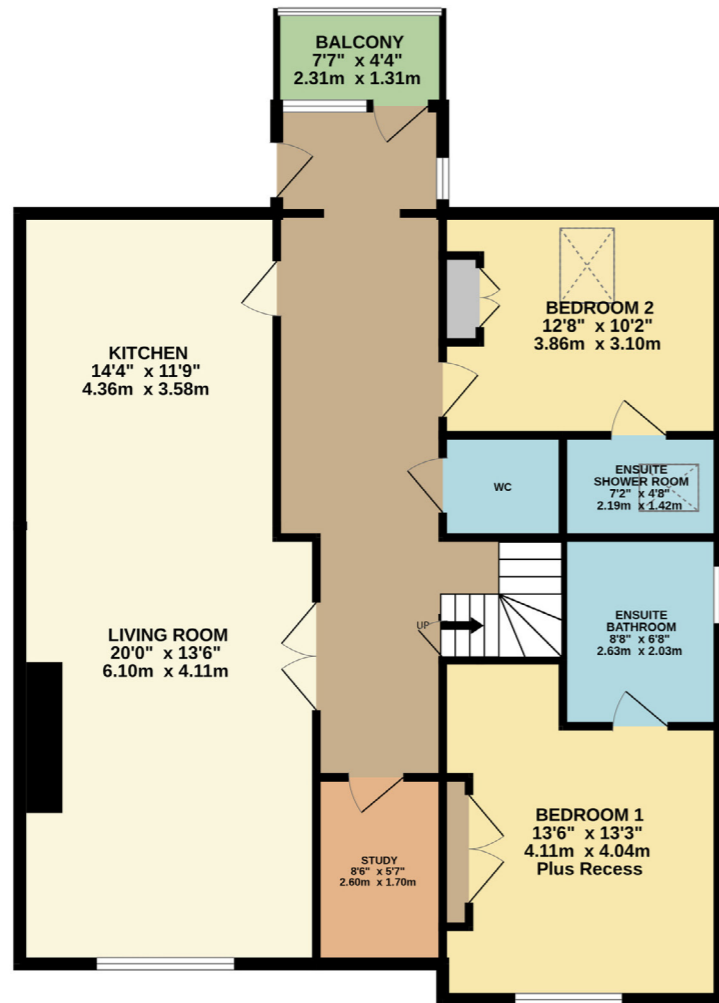
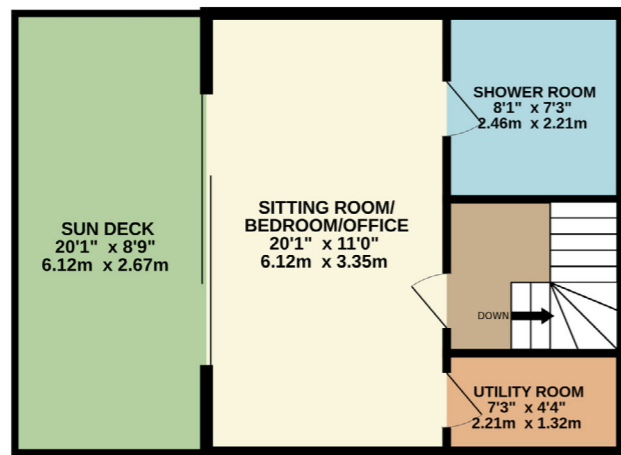


SECOND FLOOR  
1144 sq.ft. (106.3 sq.m.) approx.



THIRD FLOOR  
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**APARTMENT 4, 4 NORTH PARK ROAD  
HARROGATE, HG1 5PA  
£2,800 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 three bedroom, second floor duplex apartment with sun deck and balcony, located in the very heart of the Harrogate town centre, forming part of this stone built, detached property, with electric gated access. The property has been refurbished to the highest of standards and includes excellent fixtures and fittings throughout.

The accommodation benefits from gas central heating, double glazing and entry phone system. The property is approached through electric gates with lift and stairs access to the second floor, private entrance hall with balcony, guest wc, study and store cupboard, extensive open plan living room/dining room/kitchen with range of wall mounted cupboards, base units and drawers, granite work surfaces, integrated appliances, master bedroom with fitted wardrobes, bay window and four piece en-suite bathroom, second bedroom with fitted wardrobes and en-suite shower room, stairs to the third floor, leading to bedroom three, with en-suite shower room, utility room and sliding doors to the sun deck. There is an allocated parking space for the use of the apartment.

**3 Bedrooms**

**2 Reception Rooms**

**3 Bathrooms**

**Available From 5th April**

**£3,230.76 Returnable Bond**

**No Smokers/Pets**

**Council Tax: F - £3,119.01**

**Energy Rating: C**



### DIRECTIONS - HG1 5PA

From Station Parade turn left at the traffic lights into Victoria Avenue. At the roundabout take the first turning into Marlborough Road and then turn left into North Park Road where the property is situated on the left hand side.

### APPROXIMATE DISTANCES

Town Centre	250 metres
Railway Station	150 metres
Bus Route	80 metres
Airport	12.2 miles