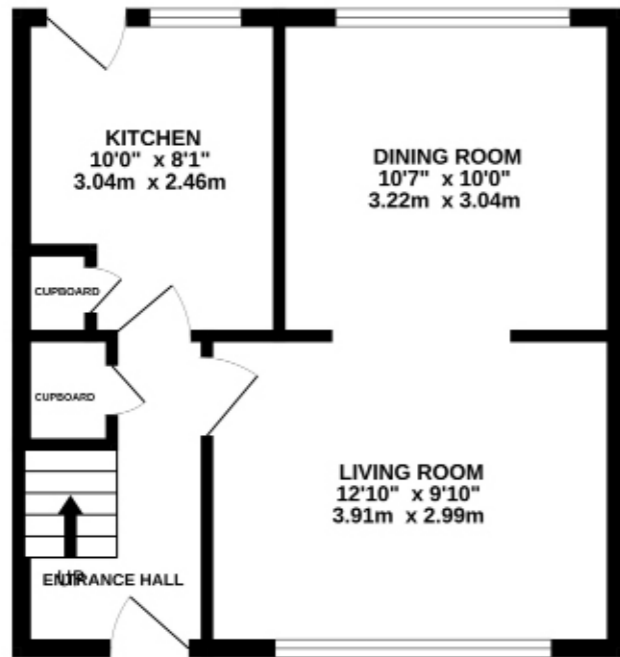
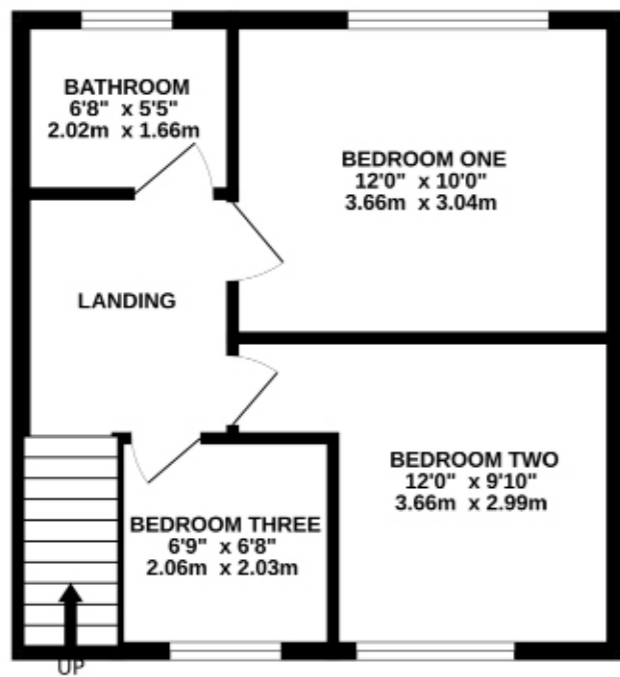


GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



**38 EXETER CRESCENT  
HARROGATE, HG3 2TF  
£950 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

An immaculately presented brick inner town house, located in a quiet, sought after residential location. The property is situated close to open parkland, local shops and schools within a short distance of Harrogate town centre.

The accommodation benefits from gas central heating and double glazing and briefly comprises: Entrance hall, living room, dining room, kitchen with electric oven, hob and plumbing for a washing machine, three bedrooms and house bathroom.

To the front of the property is an enclosed lawned garden with timber boundary fencing and hand gate leading to footpath.

To the rear of the property is an enclosed courtyard with timber boundary fencing and hand gate to rear access road. There is also a garage with power supply.

**3 Bedrooms**

**2 Reception Room**

**1 Bathroom**

**Available Now**

**£1,096.15 Returnable Bond**

**No Smokers/Pets**

**Council Tax: C - £1,989.07**

**Energy Rating: C**



### APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	2.3 miles
Bus Route	250 metres
Airport	12.9 miles