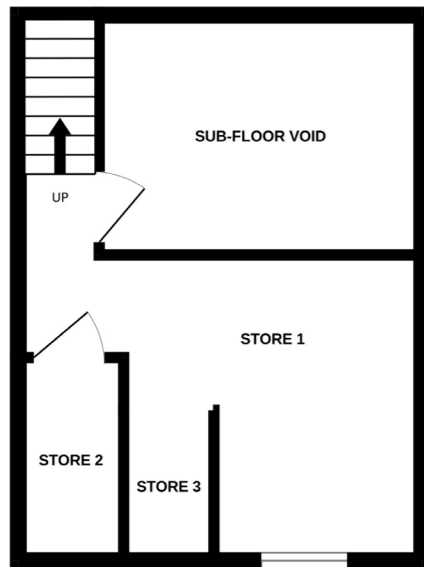
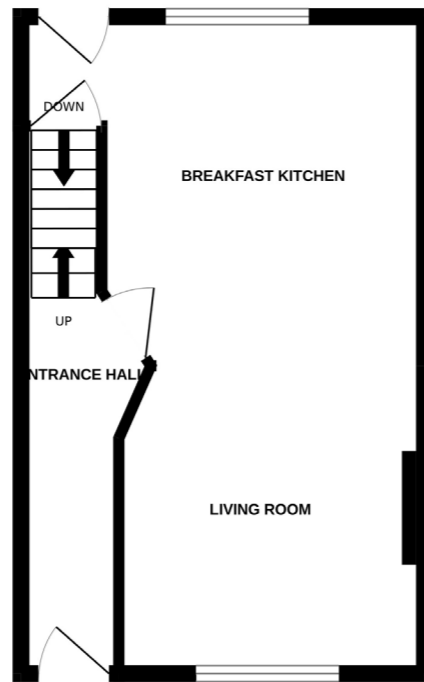


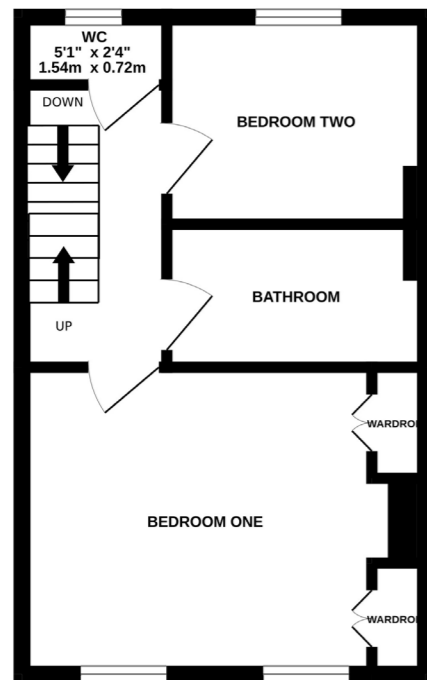
LOWER GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



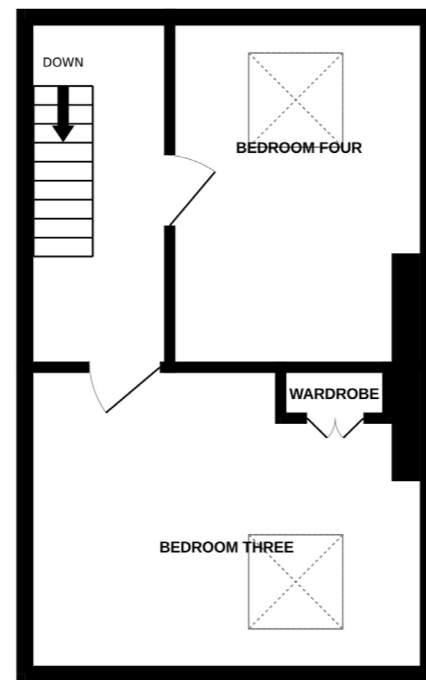
GROUND FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



2ND FLOOR  
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**25 STRAWBERRY DALE AVENUE**  
**HARROGATE, HG1 5EA**  
**£1,650 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 beautifully presented, recently modernised, stone built, inner terrace property, located in the very heart of the Harrogate town centre, within easy reach of its excellent amenities.

The property truly requires an internal inspection to appreciate the centrally heated and double glazed accommodation which comprises: Entrance hall, living room with feature fireplace, large breakfast kitchen with staircase to useful cellar store room, two first floor bedrooms and house bathroom, separate wc and two further double bedrooms to the second floor.

Outside there is a private rear garden with a small lawned area.

- 4 Bedrooms**
- 1 Reception Room**
- 1 Bathroom**

**Available Now**  
**£1,903.84 Returnable Bond**

**No Smokers/Pets**  
**Council Tax: D - £2,237.70**  
**Energy Rating: TBC**

