

59 ALBERT ROAD  
HARROGATE  
HG1 4HX



**NT** NICHOLLS  
TYREMAN

# 59 ALBERT ROAD | HARROGATE | HG1 4HX

A stone built inner terraced property now requiring full modernisation throughout

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Living Room | Dining Room | Kitchen

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Three Bedrooms | House Bathroom

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Garden to Front | Attached Garage

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Council Tax: B | Energy Rating: D | Tenure: Freehold

## £200,000



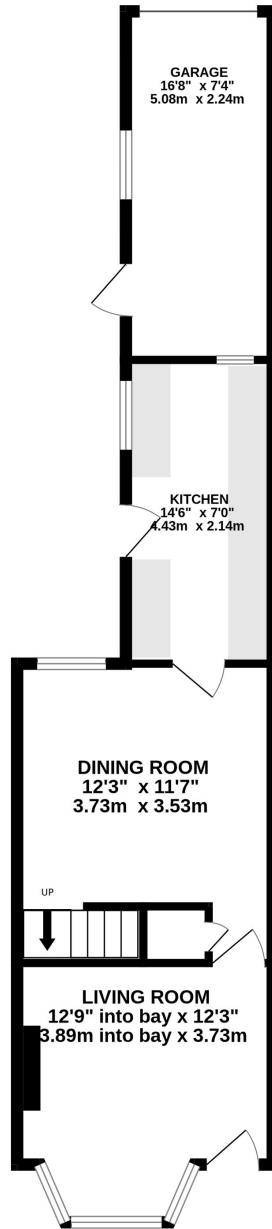


The property offers great potential and is located within this extremely popular residential part of Harrogate, close to excellent local shopping parade and schools with the Harrogate town centre a short distance away.

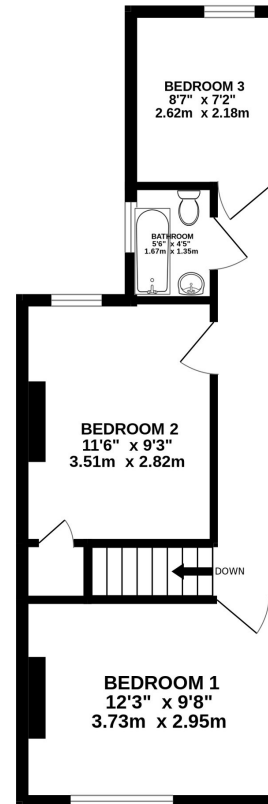
The accommodation benefits from double glazing and central heating and comprises: Entrance vestibule, living room, dining room, kitchen, three bedrooms and bathroom.

There is a forecourt garden area and an attached garage to the rear

GROUND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

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