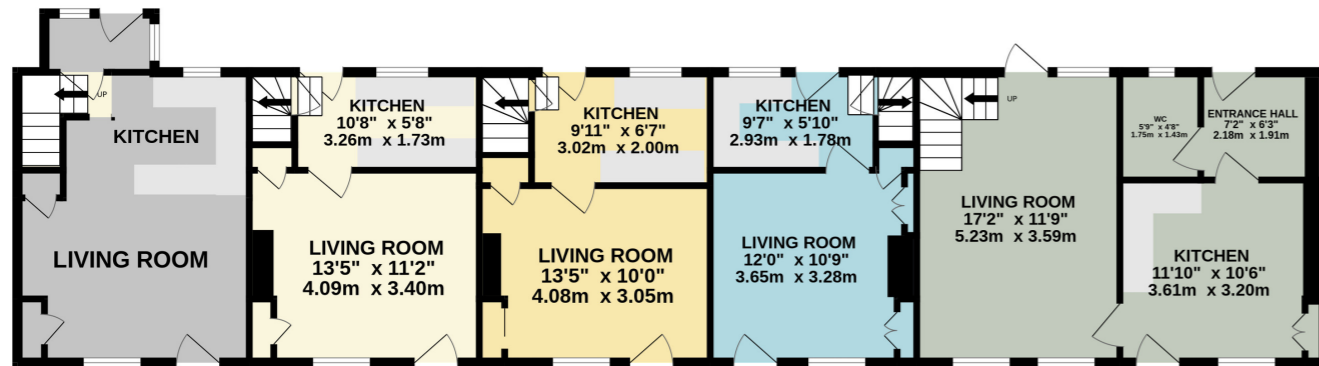
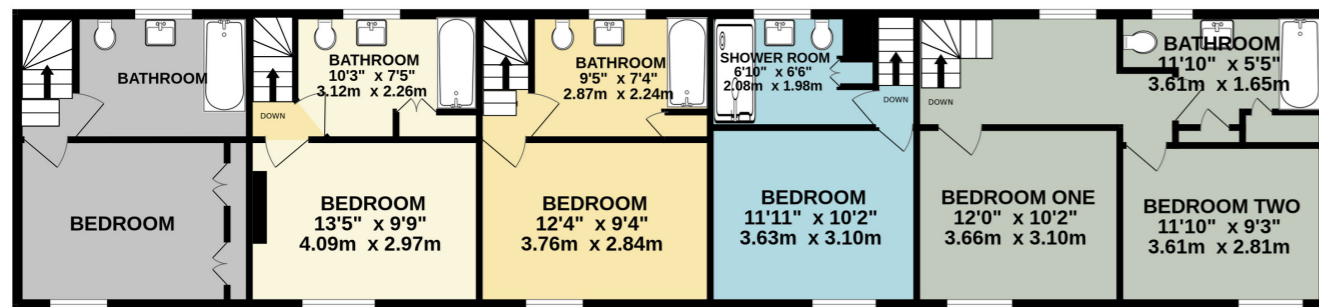


**GROUND FLOOR**  
1271 sq.ft. (118.1 sq.m.) approx.



**1ST FLOOR**  
1268 sq.ft. (117.8 sq.m.) approx.



TOTAL FLOOR AREA: 2540 sq.ft. (236.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**193-203 SKIPTON ROAD  
HARROGATE, HG1 3HQ**

**£850,000**

**INVESTMENT OPPORTUNITY**

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.

**193 -203 SKIPTON ROAD | HARROGATE | HG1 3EX**

**An extremely rare opportunity to purchase five, stone built terrace properties  
all currently rented on assured shorthold tenancy agreements.**

193 Skipton Road - £750 pcm - New 12 month tenancy from 1 August 2024

Council Tax: A | Energy Rating: C | Tenure: Freehold

195 Skipton Road - £700 pcm - New 36 month tenancy from 1 August 2024

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

197 Skipton Road - £695 pcm - Tenanted until November 2024

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

199 Skipton Road - £675 pcm - Tenanted until March 2025

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

203 Skipton Road - £1,000 pcm - New 36 month tenancy from 1 August 2024

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



**An investment opportunity comprising four one bedroom stone built cottages and one two bedroom stone built cottage, all with gardens to the rear and outbuildings.**

The properties are located in the sought after town of Harrogate, close to excellent local amenities, with the Harrogate town centre a short distance away.

Each property is being sold with the benefit of the remainder of the current tenancies and have an annual income, as at the 1st of August 2024, of £45,840.

