

**FLAT 4, 6 QUEEN PARADE  
CLIFTON HOUSE  
HARROGATE, HG1 5PW**



**NICHOLLS  
TYREMAN**

## FLAT 4 | CLIFTON HOUSE | 6 QUEEN PARADE | HARROGATE | HG1 5PW

A beautifully presented first floor apartment, situated in this purpose built block, in the very heart of the Harrogate town centre, within easy walking distance of its excellent amenities, including the railway station, giving great commuting to Leeds and York.

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Entrance Hall | Living Room | Kitchen

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Two Bedrooms | Bathroom

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### AGENT'S NOTE

The lease does not allow rentals or Airbnb. The apartment is for owner occupiers only, which does offer more control and peaceful enjoyment.

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

The tenure of the property is leasehold with a monthly service charge of £140, which includes water, buildings Insurance, window cleaning, communal cleaning and gardening.

# £215,000

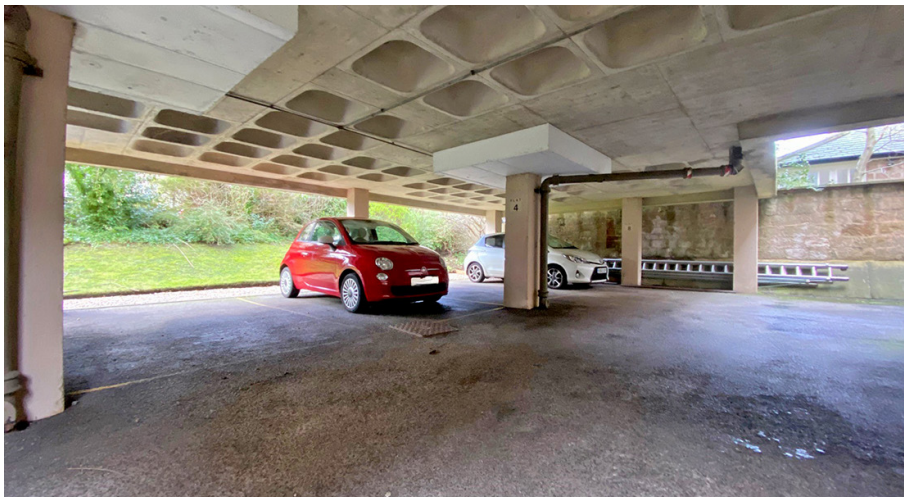




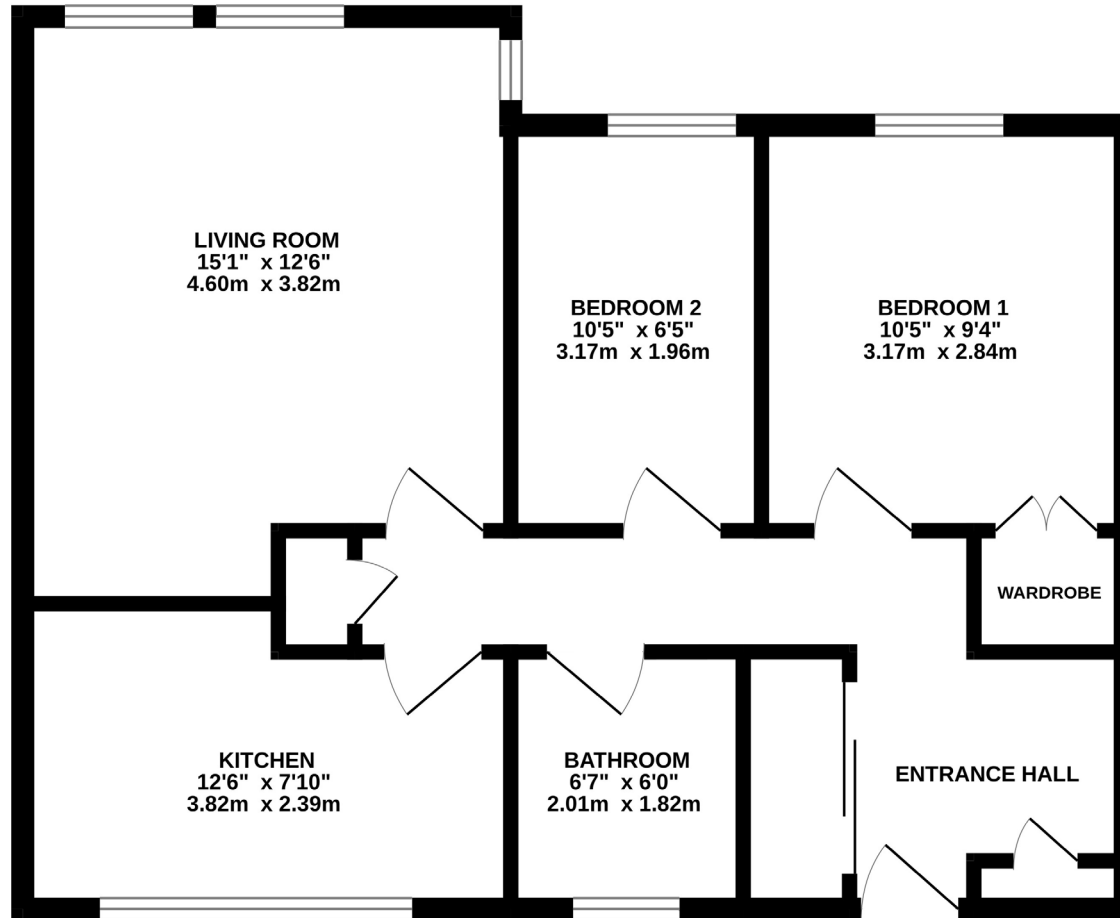
A beautifully presented first floor apartment, situated in this purpose built block, in the very heart of the Harrogate town centre, within easy walking distance of its excellent amenities, including the railway station, giving great commuting to Leeds and York.

The beautifully presented accommodation offers double glazing and electric heating and comprises: Communal entrance, entrance hall with good storage, living room, kitchen, two bedrooms bathroom and undercroft parking for one vehicle.

There are beautifully kept gardens and access to the undercroft parking area with bay number four allocated to this apartment.



FIRST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.