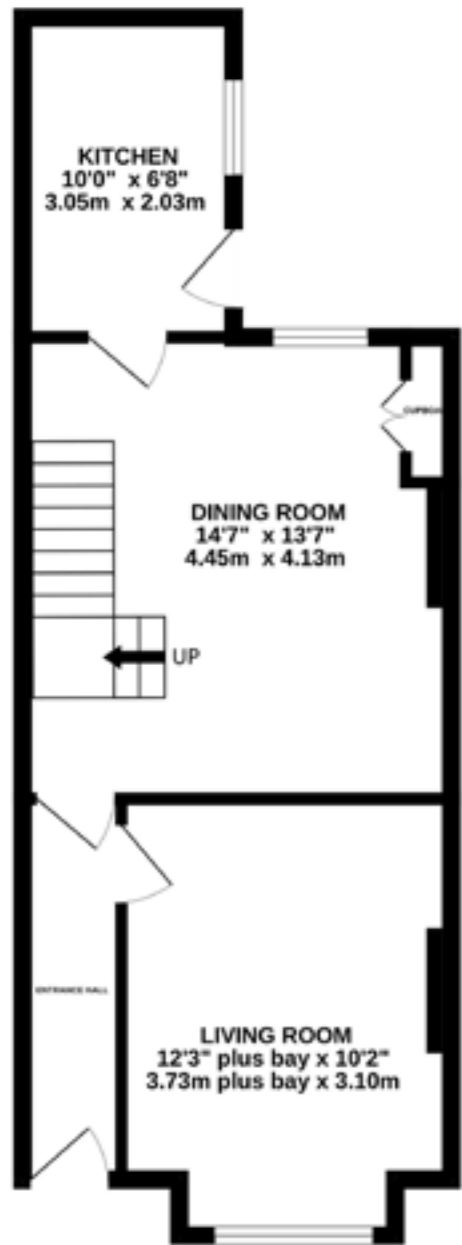
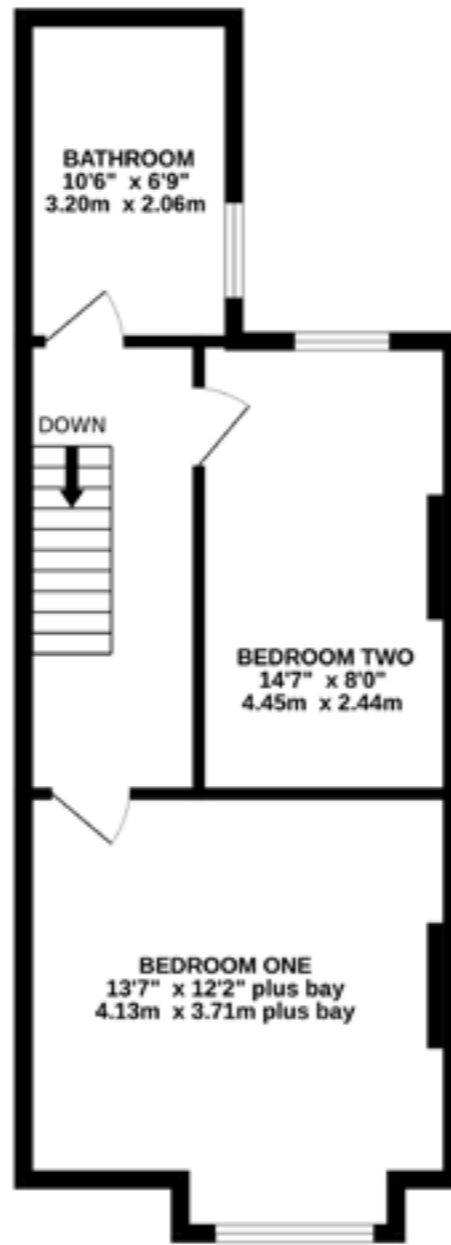


GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix C2024



15 GREY STREET  
HARROGATE, HG2 8DL

£1,100 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.

## 15 GREY STREET | HARROGATE | HG2 8DL

A beautifully presented unfurnished inner terrace property, located to the favoured south side of Harrogate within easy reach of the excellent Leeds Road shopping parade, Marks & Spencers and the Hornbeam rail link for commuting to Leeds, York and the Harrogate town centre.

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Entrance Hall | Living Room | Dining Room | Kitchen

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Two Bedrooms | House Bathroom

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Enclosed rear courtyard

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Available 1 November 2024 | Returnable Bond £1,269.23

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No Smokers/Pets | Energy Rating: E | Council Tax: B - £1,740.44



The property has the benefit of double glazing and central heating and truly requires an internal inspection to appreciate the accommodation, which comprises: Entrance hall, large living room with bay window, dining room, newly fitted kitchen with integrated appliances, two double bedrooms and house bathroom.

To the front of the property is a small forecourt.

To the rear of the property is an enclosed courtyard with a covered seating area and wooden hand gate leading to the rear access road.

