

**FLAT 2**  
**20 LEEDS ROAD**  
**HARROGATE, HG2 8AA**



**NICHOLLS**  
**TYREMAN**



## FLAT 2 | 20 LEEDS ROAD | HARROGATE | HG2 8AA

An extremely well presented ground floor apartment, located to the favoured south side of Harrogate within easy, level walking distance of the Harrogate town centre.

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Entrance Hall | Living Room | Kitchen

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Double Bedroom | Bathroom | Box Room

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Allocated Parking Space

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

# £200,000



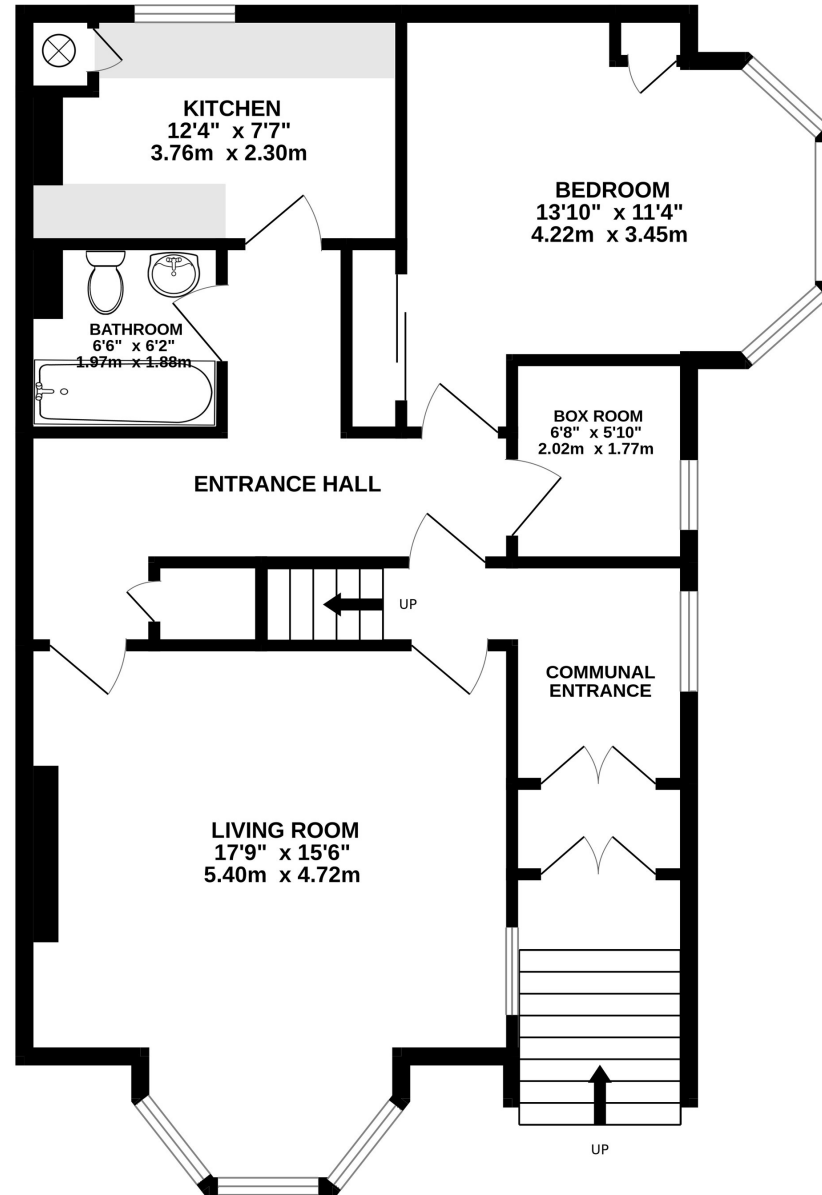


**Just a stone's throw from The Harrogate Stray, the property offers an ideal opportunity for the first time buyer or investor.**

Steps lead to a communal entrance hall and Flat Two, which comprises: Entrance hall, good sized living room having a large bay window with pleasant outlook towards The Stray, inner hallway, kitchen, double bedroom, box room and bathroom.

To the front of the property is an allocated parking space for one vehicle.

GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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