



**35 STONEFALL AVENUE  
HARROGATE**

**£210,000  
CHAIN FREE**

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.



A brick built inner terraced property, currently split into two flats, situated close to the facilities of Starbeck High Street, including a rail link for easy commuting to Leeds, York and Harrogate. Harrogate town centre is only a short distance away.

NOW REQUIRING FULL MODERNISATION

PHOTOGRAPHS WERE TAKEN BEFORE THE CURRENT TENANCIES

The ground floor flat benefits from central heating and comprises: Private entrance to the kitchen from the rear courtyard, large living room, bedroom and bathroom.

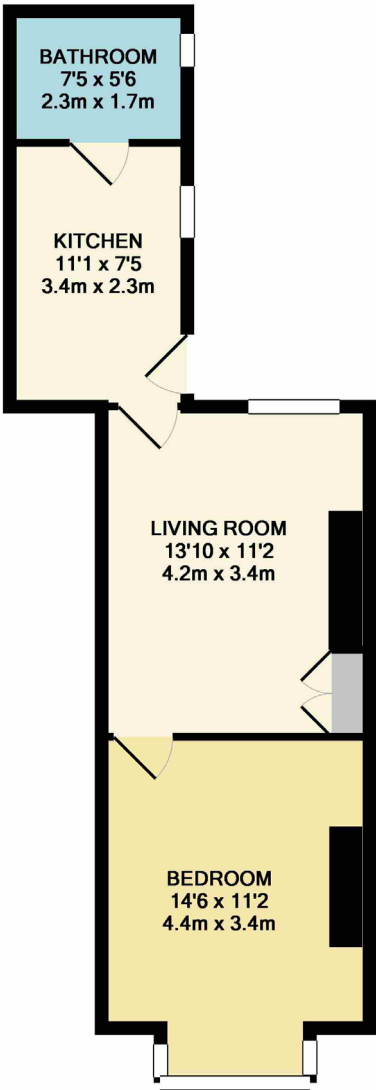
To the rear of the property there is an enclosed rear courtyard for the sole use of this flat.

The first floor flat benefits from central heating and comprises: Private entrance vestibule with staircase to first floor, landing, large living room, kitchen, bedroom and bathroom. To the second floor is a large attic conversion bedroom.

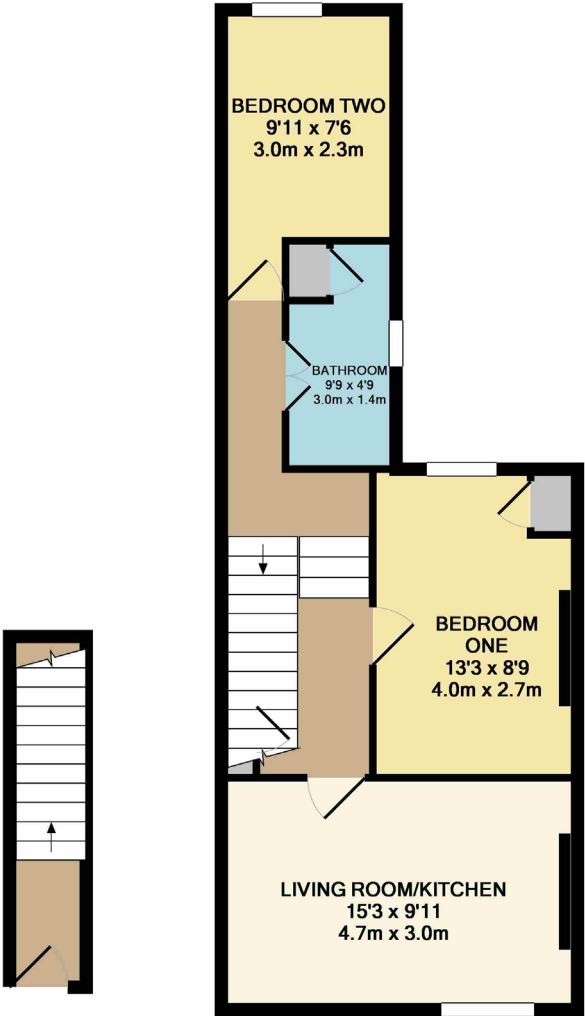
The first floor flat is currently vacant.

The ground floor flat is let on an assured shorthold tenancy, which is currently periodic, at a rent of £550.00 per calendar month (£6,600 per annum).

Council Tax Band: A                      Energy Rating: D



TOTAL APPROX. FLOOR AREA 409 SQ.FT. (38.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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ENTRANCE APPROX. FLOOR AREA 49 SQ.FT. (4.6 SQ.M.)

1ST FLOOR APPROX. FLOOR AREA 493 SQ.FT. (45.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.4 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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DIRECTIONS - HG2 7NR

From Harrogate take the Knaresborough Road where Stonefall Avenue is a turning on the right hand side. The property is situated on the left hand side.

APPROXIMATE DISTANCES

Town Centre	1.5 miles
Railway Station	350 metres
Bus Route	130 metres
Airport	14.5 miles