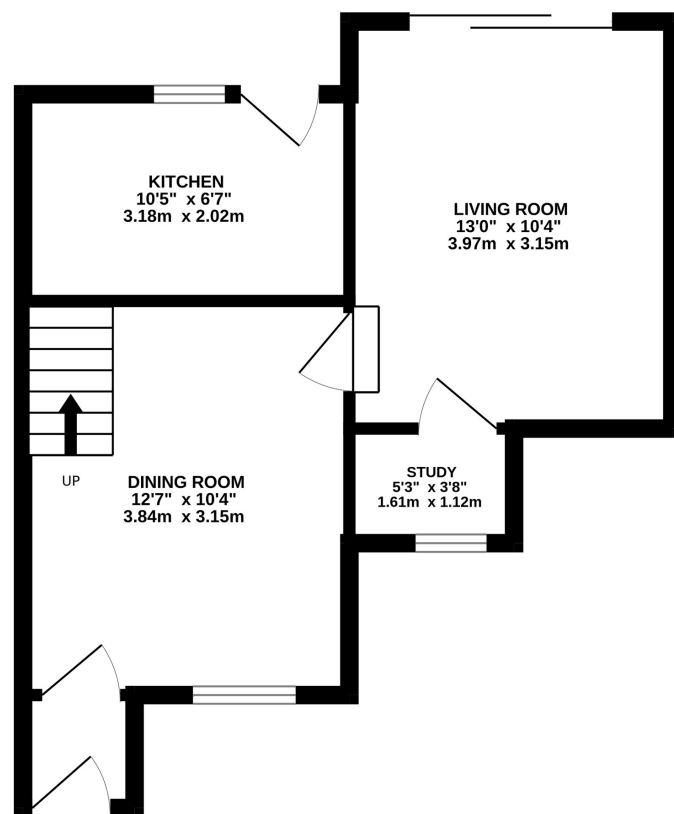
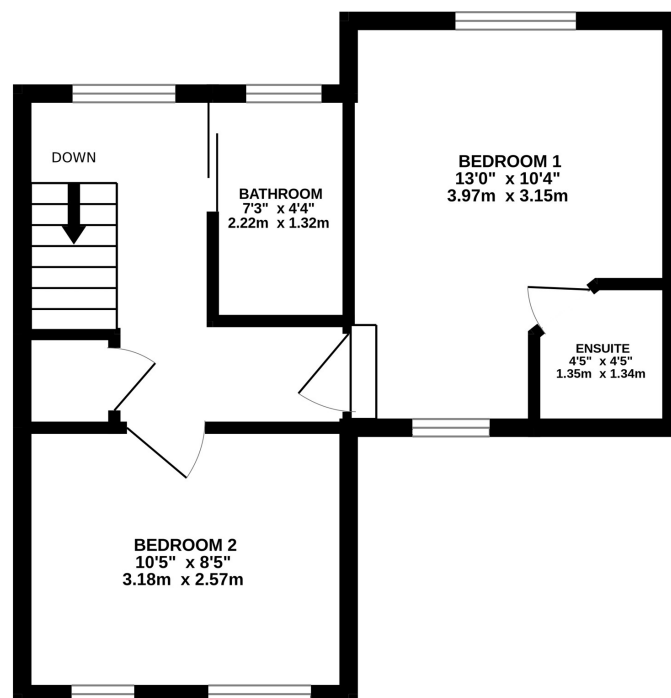


GROUND FLOOR
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

**NT NICHOLLS
TYREMAN**



**7 WEST CLIFFE MEWS
HARROGATE, HG2 0PY**

£1,100 PCM

7 WEST CLIFFE MEWS | HARROGATE | HG2 0PY

A beautifully presented mews house located in this quiet residential area just off Cold Bath Road and within easy access of the Harrogate town centre.

Entrance Hall | Living Room | Dining Room | Kitchen | Study

Two Bedrooms | En-suite | House Bathroom

Garden | Garage | Off-Street Parking

Available 17 April 2025 | Returnable Bond £1,269.23

Unfurnished | No Smokers/Pets | Energy Rating: D | Council Tax: C £2,115.70

AGENT’S NOTE - A gardener is included.



The property overlooks a communal green and has the benefit of double glazing and central heating, and in brief comprises: entrance porch, good sized open plan dining kitchen with access to the rear gardens, large living room and study.

To the first floor there is a main bedroom with en-suite, further double bedroom and house bathroom. Outside to the rear property are extensive enclosed lawned gardens, flowering borders and mature hedging. With the added benefit of a separate garage and off-street parking

