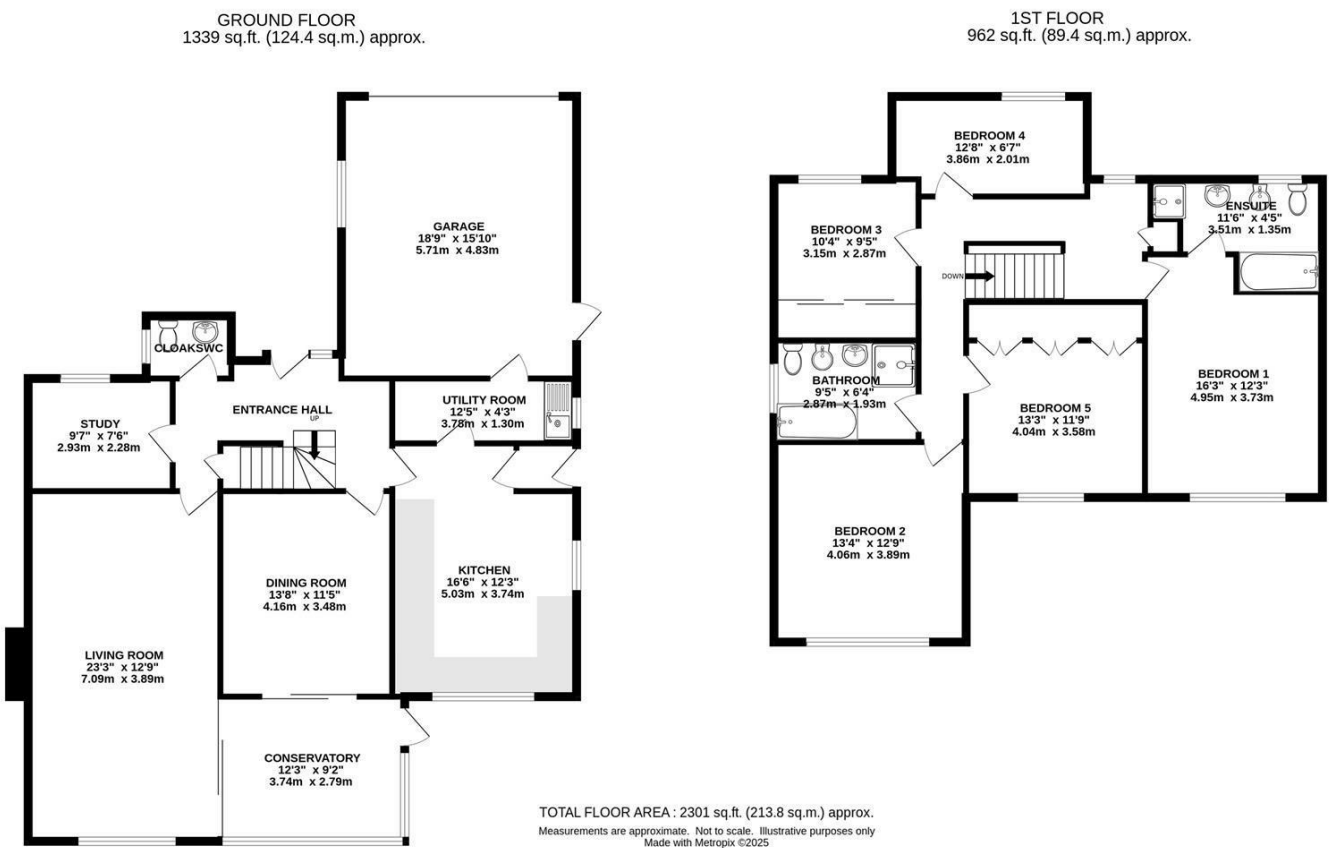




**5a Stone Rings Lane
Harrogate**

£950,000

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 fabulous opportunity to purchase this substantial stone built detached family property now requiring general updating. Located in this extremely sought-after area to the favoured south side of Harrogate with easy access to Pannal and Hornbeam rail links offering great commuting to Leeds and York. Close to Leeds Road shopping parade which includes Marks & Spencers and Harrogate town centre only a short distance away.

- 5 Bedrooms
- 3 Reception Room
- 2 Bathroom
- Your text typed here

DIRECTIONS - HG2 9HY

COUNCIL TAX

The property has been placed in band G.

TENURE

The tenure of the property is Freehold



EPC RATING:

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	76
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles