

12 EAST PARADE
HARROGATE
HG1 5LT



NICHOLLS
TYREMAN

12 EAST PARADE | HARROGATE | HG1 5LT

A fabulous development opportunity to purchase this substantial stone built end terrace property extending to over 4,500 sqft, located in the very heart of the Harrogate town centre.

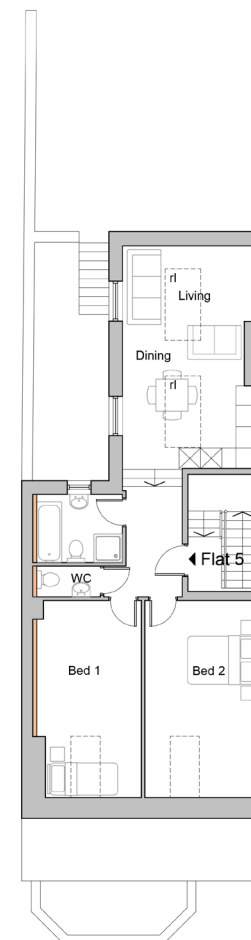
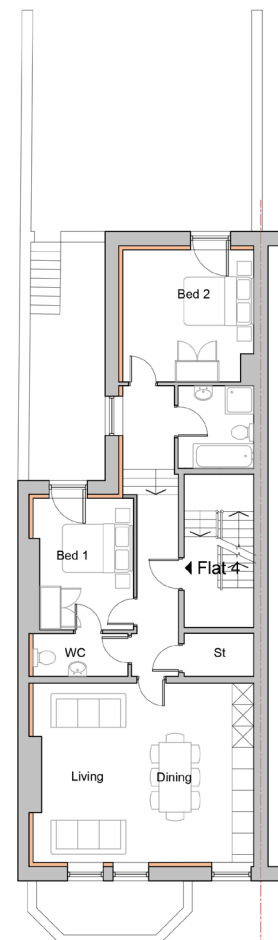
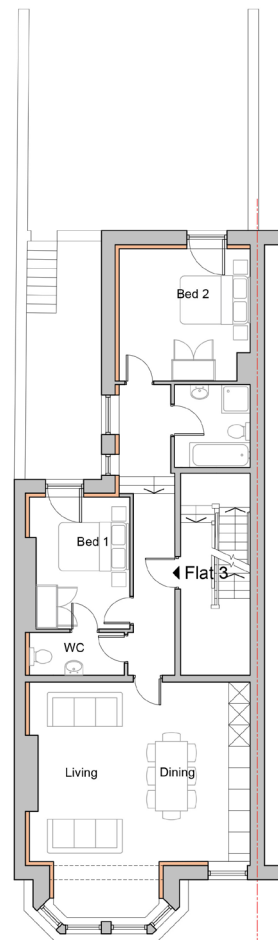
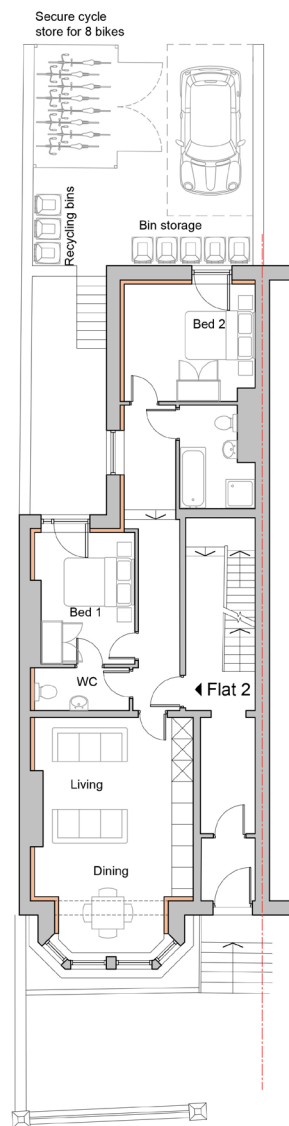
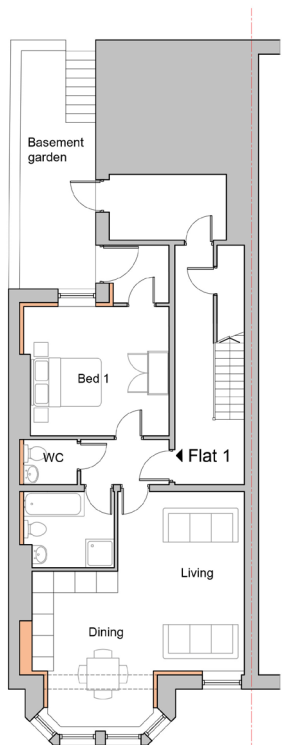
The property is within easy level walking distance of the Harrogate railway station and is offered with planning permission to convert in to five apartments, including a roof extension.

The planning creates four, two bedroom apartments and a one bedroom apartment, over five floors.

Planning Reference Number: **ZC24/03714/FUL**

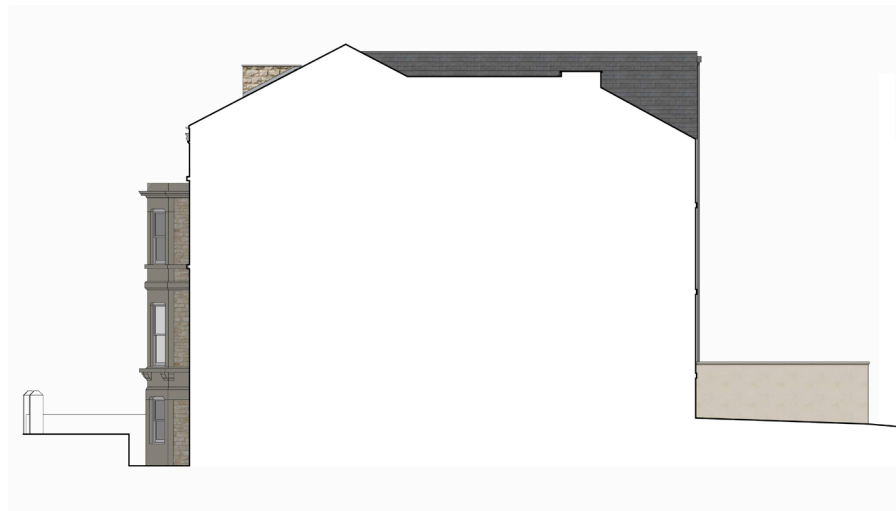
OFFERS IN EXCESS OF
£700,000







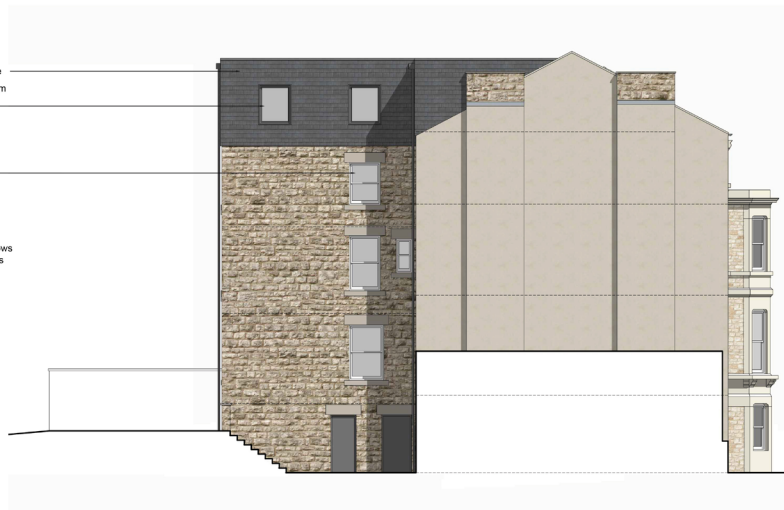
1 NORTHWEST ELEVATION
Scale: 1:200



2 SOUTHWEST ELEVATION
Scale: 1:200

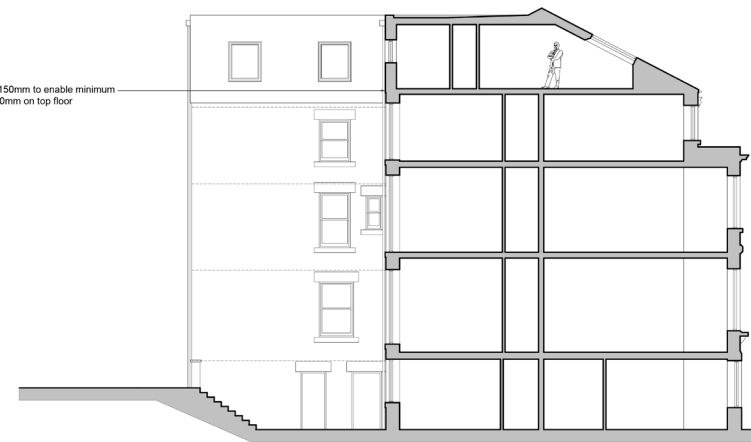


3 SOUTHEAST ELEVATION
Scale: 1:200



4 NORTHEAST ELEVATION
Scale: 1:200

vertically hung natural slate
obscure glazing to bathroom
aluminium windows
painted timber windows
aluminium full-height windows
with glass Juliette balconies



5 SECTION
Scale: 1:200

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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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.