

Garden Floor



Total area: approx. 37.6 sq. metres (404.4 sq. feet)

This plan is for illustrative purposes only and is not to scale.
All measurements are approximate
Plan produced using PlanUp.

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



**THE COURTYARD, 9 HEYWOOD ROAD
HARROGATE, HG2 0LU**

£170,000

THE COURTYARD | 9 HEYWOOD ROAD | HARROGATE | HG2 0LU

A beautifully presented garden apartment located just off the Cold Bath Road with its cosmopolitan feel and choice of bars, restaurants, cafés and shopping parades.

Entrance Hall | Living Room | Kitchen

Bedroom | Bathroom

Allocated Parking Space

Council Tax: A | Energy Rating: D | Tenure: Leasehold



The property is within easy walking distance of the Valley Gardens, with the Harrogate town centre a short distance away.

The property truly requires an internal inspection to appreciate the recently modernised accommodation which has its own private access to the rear of the property.

The accommodation comprises: Entrance hall, good size living room with feature fireplace and double doors leading to a beautifully appointed fitted kitchen with integrated appliances and breakfast bar. From the living room is a useful store room, a double bedroom and house bathroom.

The property is approached via a private gravel driveway leading to an off-street parking area, currently gravelled and used as a courtyard garden, with steps leading to the front door.

