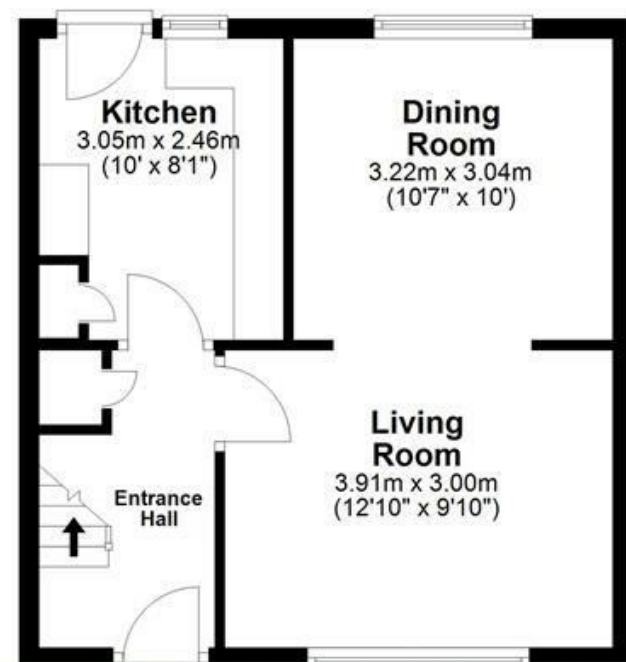
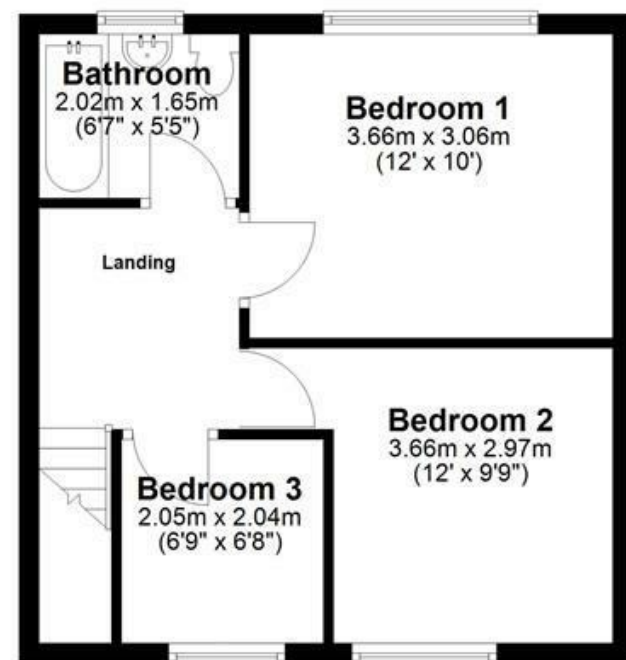


**Ground Floor**



**First Floor**



Total area: approx. 71.0 sq. metres (763.8 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.



**38 Exeter Crescent  
Harrogate**

**£995 PCM**



UNFURNISHED

A well presented brick inner town house, located in a quiet, sought after residential location. The property is situated close to open parkland, local shops and schools, within a short distance of Harrogate town centre.

The accommodation benefits from gas central heating and double glazing and briefly comprises: Entrance hall, living room, dining room, kitchen with electric oven, hob and plumbing for a washing machine, three bedrooms and house bathroom.

To the front of the property is an enclosed lawned garden with timber boundary fencing and hand gate.

To the rear of the property is an enclosed courtyard with timber boundary fencing and hand gate to the rear access road. There is also a garage with power supply.

- 3 Bedrooms
- 2 Reception Room
- 1 Bathroom

Your text typed here

DIRECTIONS - HG3 2TF

COUNCIL TAX

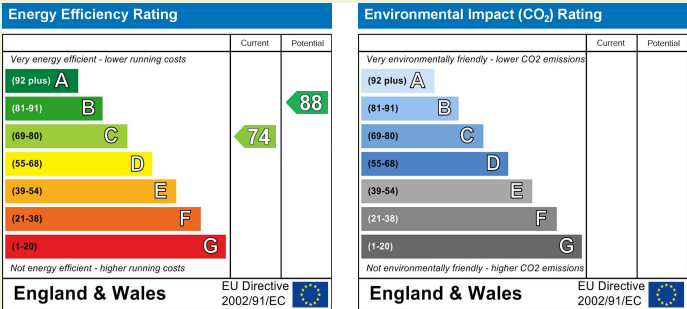
The property has been placed in band C.

TENURE

The tenure of the property is



EPC RATING:



APPROXIMATE DISTANCES

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