

Total area: approx. 91.4 sq. metres (984.2 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.



**Flat 4 1 North Park Road  
Harrogate**

**£1,300 PCM**

A second floor two bedroom apartment forming part of this superb development of only four apartments, situated within this striking building within the very heart of the Harrogate town centre.

The apartment benefits from secure gated parking, gas central heating, double glazing and entry phone system.

The accommodation comprises, Communal entrance hall with staircase to second floor, entrance hall with pull down ladder to loft store room, open plan living/dining/kitchen with a range of wall mounted cupboards, base units and drawers, with granite worktops, integrated fried, freezer, washing machine, dishwasher, wine fridge, double oven and gas hob. The living room benefits from views of the town centre and door to the roof terrace. Master bedroom with en-suite shower room with underfloor heating, further double bedroom and house bathroom.

The property benefits from remote control electric gates, leading to a designated parking space, within the well kept communal grounds.

## 2 Bedrooms

## 1 Reception Room

## 2 Bathroom

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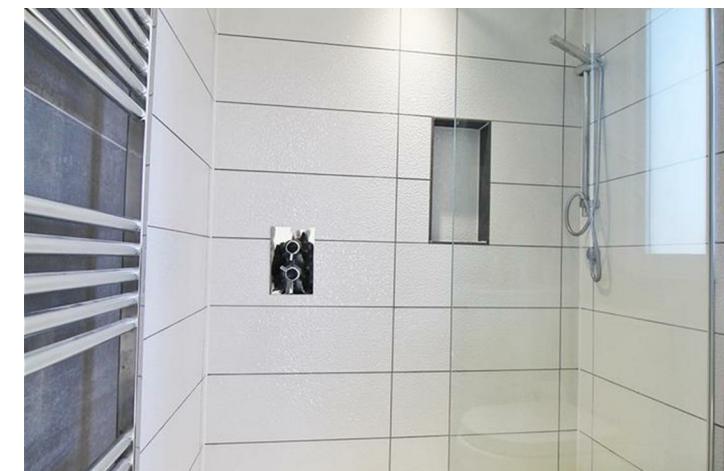
### DIRECTIONS - HG1 5PD

### COUNCIL TAX

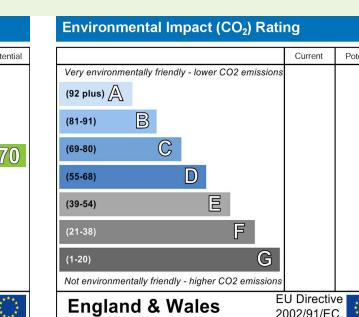
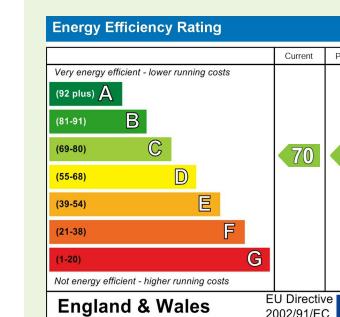
The property has been placed in band D.

### 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