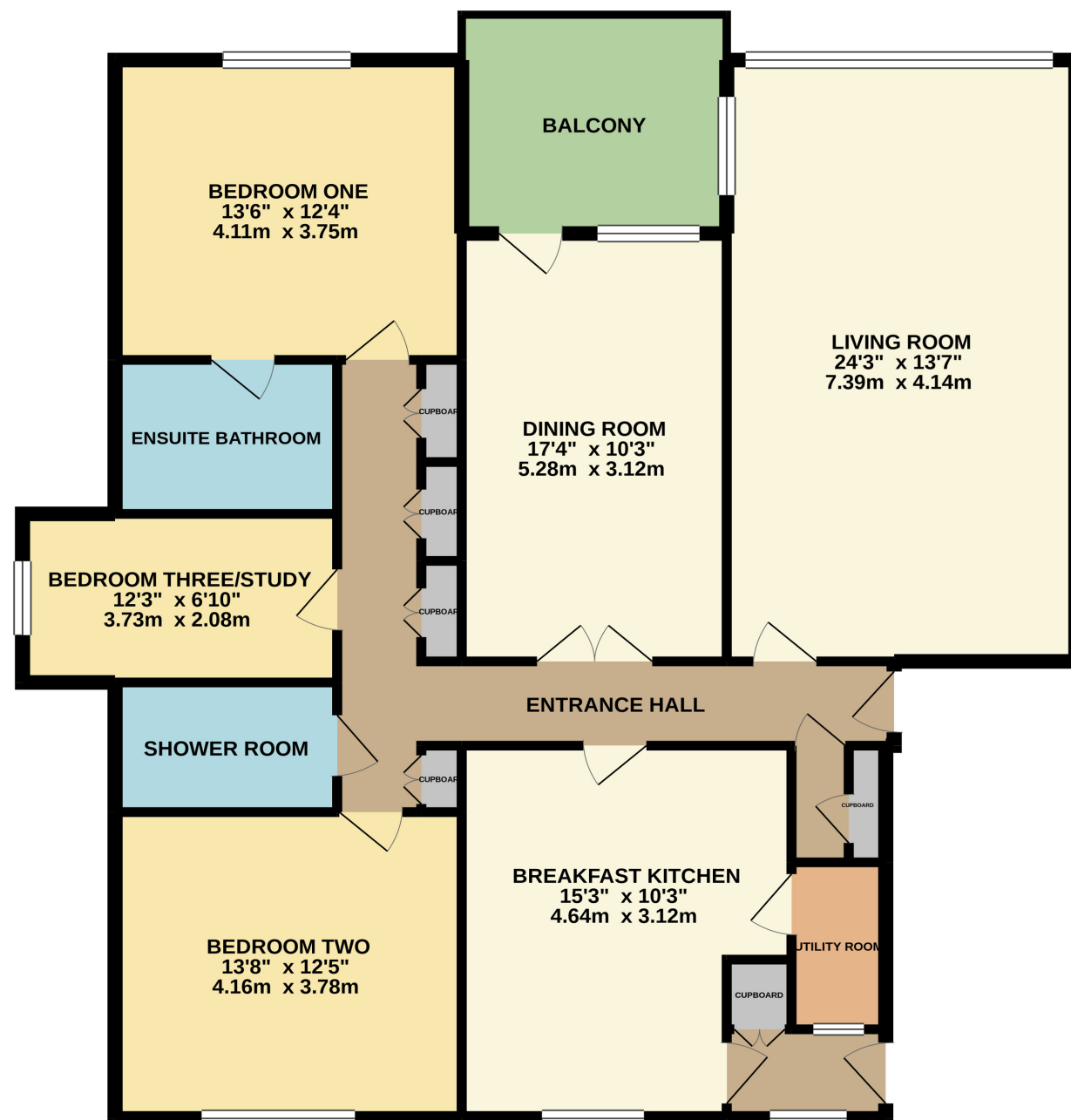


FIFTH FLOOR  
1421 sq.ft. (132.0 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



**20 BYRON COURT, BEECH GROVE  
HARROGATE, HG2 0LL  
£2,000 PCM**



UNFURNISHED

A spacious fifth floor, three bedroom apartment overlooking the Beech Grove Stray and having rear and side views across Harrogate and being within easy reach of the town centre with its excellent amenities.

The accommodation comprises: Communal entrance hall with lift, entrance hall with storage cupboards, living room with fireplace and electric fire, dining room with door to covered balcony, fitted breakfast kitchen with four ring hob, oven and extractor, utility room, rear hallway with storage cupboard, three bedrooms, en-suite bathroom having panelled bath with shower over, wash hand basin and wc and house shower room with shower cubicle, wash hand basin, bidet and low flush wc. There is also a communal rear landing with a second lift and staircase.

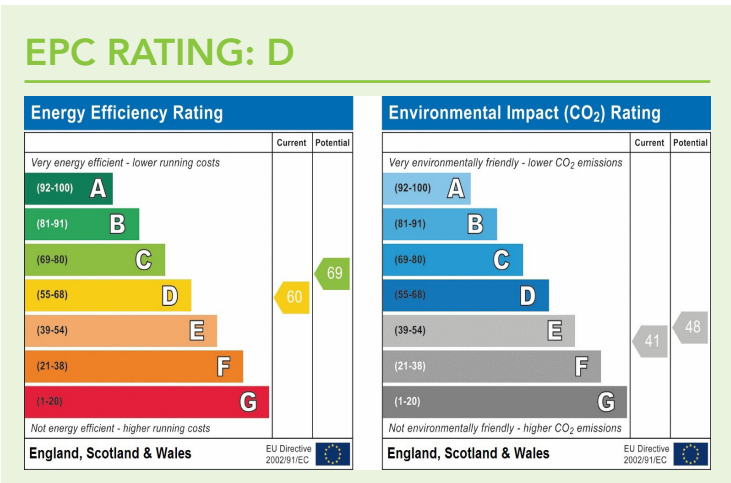
There is a Double Garage (No: 35) with electrically operated door, power and light.

Byron Court is set in communal gardens with resident and visitor parking.

- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Available 1st December 2020
- £2,305 Returnable Bond
- No Smokers/Pets
- Council Tax: G - £3,246.42

DIRECTIONS - HG2 0LL

From Harrogate take the Otley Road and turn right into Beech Grove where Byron Court is situated on the left hand side.



APPROXIMATE DISTANCES	
Town Centre	400 metres
Railway Station	450 metres
Bus Route	150 metres
Airport	12 miles