



DEVELOPMENT OPPORTUNITY

LOWER GROUND FLOOR
17-18 YORK PLACE
HARROGATE

£150,000

CHAIN FREE

An extremely rare opportunity to purchase a substantial lower ground floor with current planning consent for two large one bedroom apartments.

Forming part of this imposing stone built strayside property which currently comprises six self contained apartments.

The lower ground floor is approached via the main communal entrance hall with stairs leading to a lobby area giving access to both apartments which will each comprise: Entrance hall, large living room with bay window, recessed kitchen with breakfast bar, large double bedroom with en-suite shower room and walk-in wardrobe and separate wc.

Each apartment has good head height and could be altered according to the purchaser's requirements, subject to the usual consents.

Located in this extremely popular area adjacent to the Stray and within an easy walking distance to the town centre.

PLANNING REFERENCE: 21/03782/FUL

LEASE

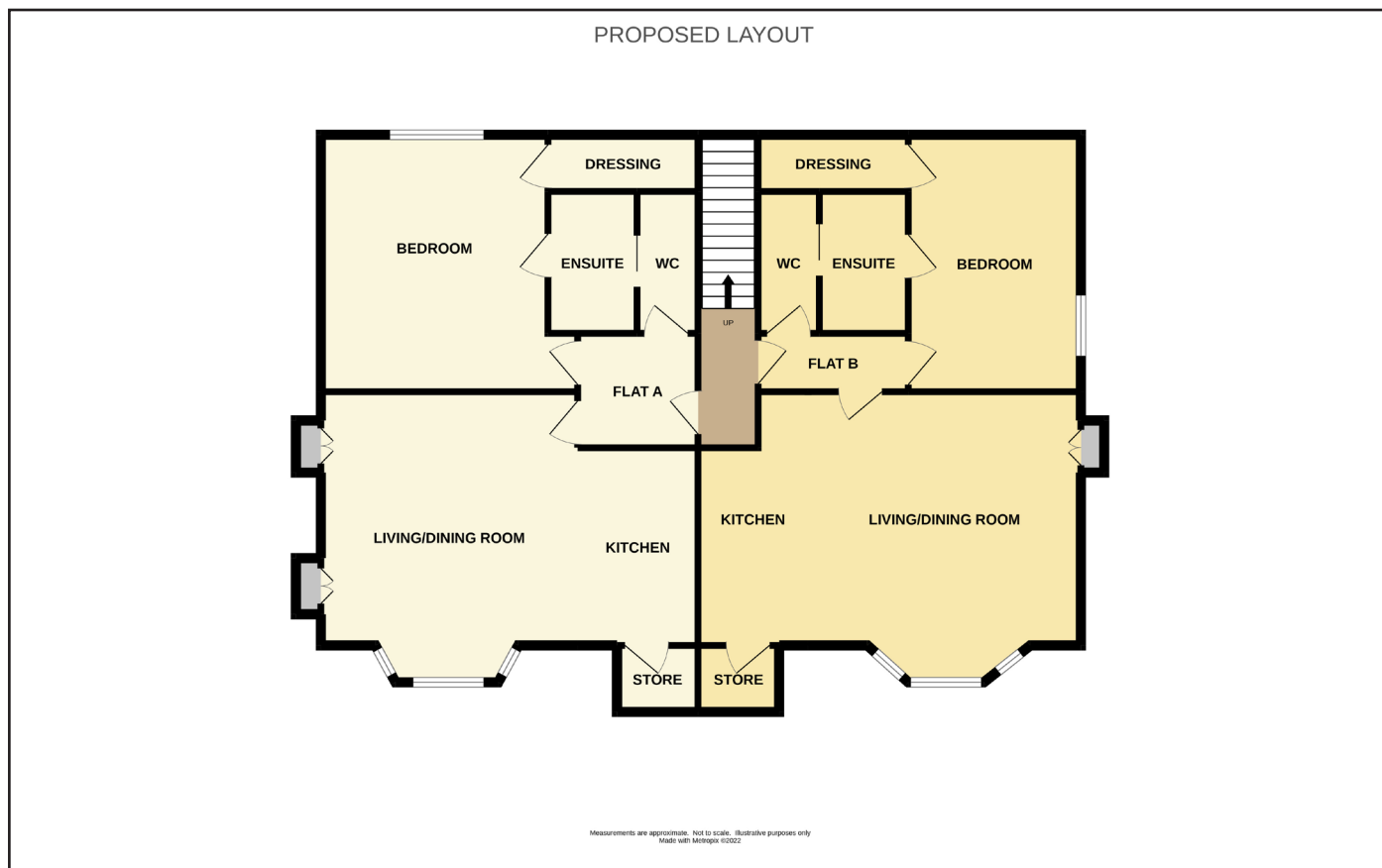
A new lease will be formed integrating the new flats with the six existing flats in the building. Further details on application.

DIRECTIONS - HG1 1HL

From the centre of Harrogate take Station Parade and at the traffic lights turn right into York Place. The property is then situated on the right hand side.

APPROXIMATE DISTANCES

Town Centre	500 metres
Railway Station	500 metres
Bus Route	200 metres
Airport	12 miles



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.