



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**The Gables, Nidd Manor Town Street
Nidd**

£1,850

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.

UNFURNISHED

This two bedroom penthouse apartment is located in the picturesque village of Nidd offering a rural lifestyle with the benefit of being just a short drive from Knaresborough and Harrogate.

2 Bedrooms

2 Reception Room

2 Bathroom

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DIRECTIONS - HG3 3BJ

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COUNCIL TAX

The property has been placed in band C.

TENURE

The tenure of the property is



EPC RATING:

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | 65 | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

APPROXIMATE DISTANCES

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