FLAT 20, THE ADELPHI
COLD BATH ROAD
HARROGATE, HG2 ONT



NICHOLLS TYREMAN

FLAT 20 | THE ADELPHI | COLD BATH ROAD | HARROGATE | HG2 0NT

A larger than average two-bedroom, two-bathroom first-floor apartment within The Adelphi, an over-55s development on Cold Bath Road, benefiting from the rare feature of a garage with power and excellent local transport links, with a bus stop immediately outside and Harrogate town centre and station within easy reach.

Entrance Hall | Living Room | Kitchen

Two Bedrooms | En-Suite | Bathroom

Garage | Communal Gardens | Car Park

Council Tax: | Energy Rating: TBC | Tenure: Leasehold (details available on request)

£230,000













The accommodation is generously proportioned throughout and comprises a spacious lounge, a separate kitchen, a large master bedroom with walk-in wardrobe, dressing area and en-suite shower room, a double second bedroom, and a family bathroom. There is also useful storage, including an airing cupboard and store.

While the property now requires some updating, it offers a great opportunity to put your own stamp on a well-sized apartment in a convenient location. Cold Bath Road is a popular and characterful street, known for its range of independent shops, cafes, delis and restaurants, with Valley Gardens also close by. The Adelphi itself benefits from communal facilities typical of this type of development.

Agents Note: The main purchaser must be over 55 years old.

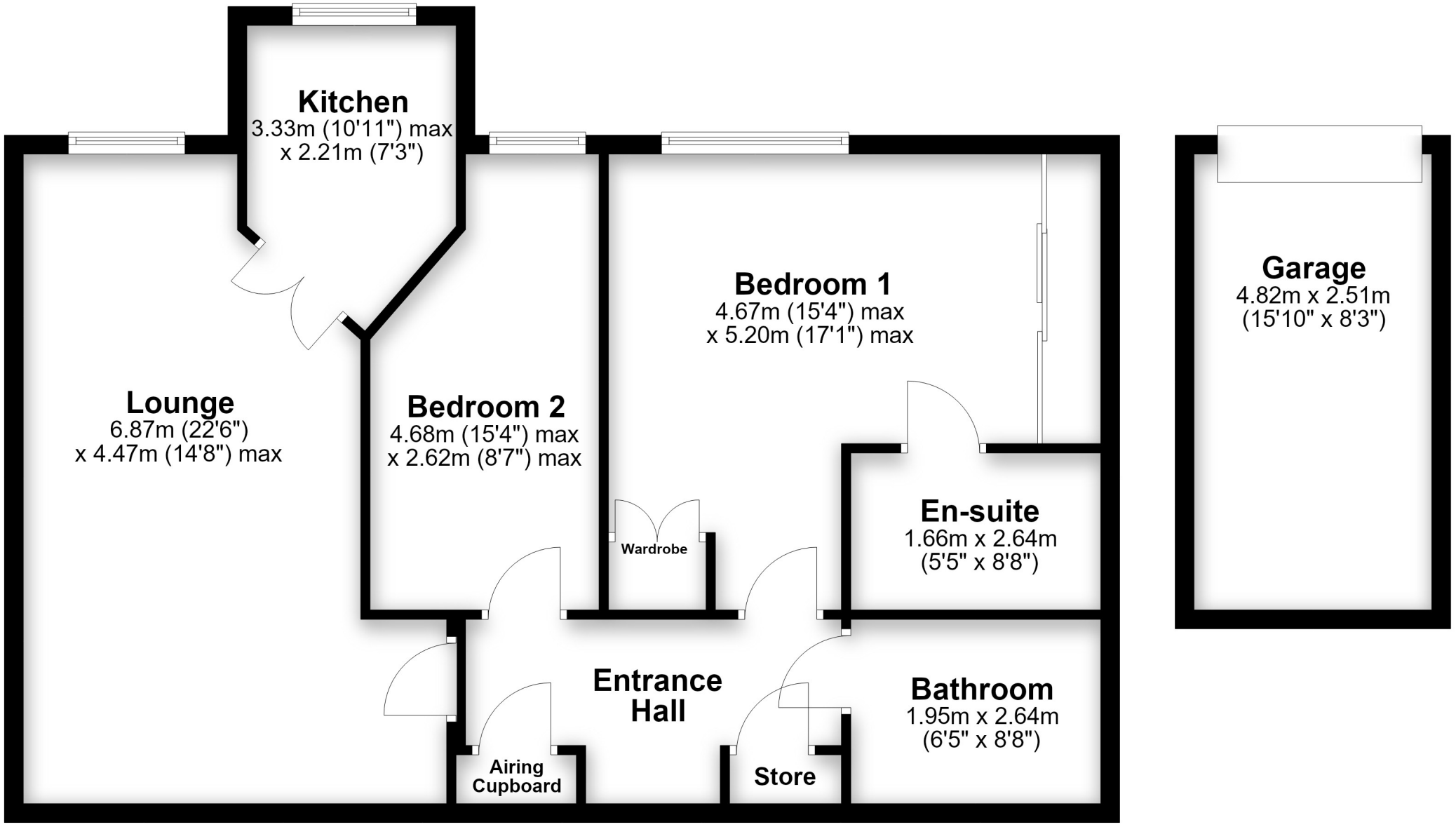








First Floor



This plan is for illustrative purposes only and is not to scale.
All measurements are approximate



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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.