FLAT 6, 2 BERRYS AVENUE
HARROGATE, HG5 0EP



NICHOLLS TYREMAN

FLAT 6 | 2 BERRYS AVENUE | HARROGATE | HG5 0EP

An attractive two-bedroom apartment, ideally positioned on Berry's Avenue in the popular and historic market town of Knaresborough. Offering well-proportioned accommodation throughout, the property presents an excellent opportunity for first-time buyers, young professionals or those seeking a conveniently located home close to local amenities.

Sitting Room | Dining Kitchen

Two Bedrooms | Bathroom

Allocated parking Space

Council Tax: B | Energy Rating: C | Tenure: Leasehold

£170,000













A particular feature is the versatile second bedroom. Whether used as a comfortable guest room, a dedicated home office for those working remotely, a dressing room or additional storage space, it offers flexibility to suit a range of lifestyles and requirements. The apartment also benefits from an allocated parking space, providing welcome convenience in this well-connected location.

Knaresborough railway station is nearby, offering regular connections to Harrogate, Leeds and York and making this an ideal base for commuters. Knaresborough town centre is also within easy reach and offers an excellent selection of independent shops, cafés, restaurants and everyday amenities, while the town's famous viaduct, riverside walks and surrounding countryside provide plenty to enjoy at weekends.

Combining a practical layout, allocated parking and a sought-after location, this appealing apartment is one not to be missed.



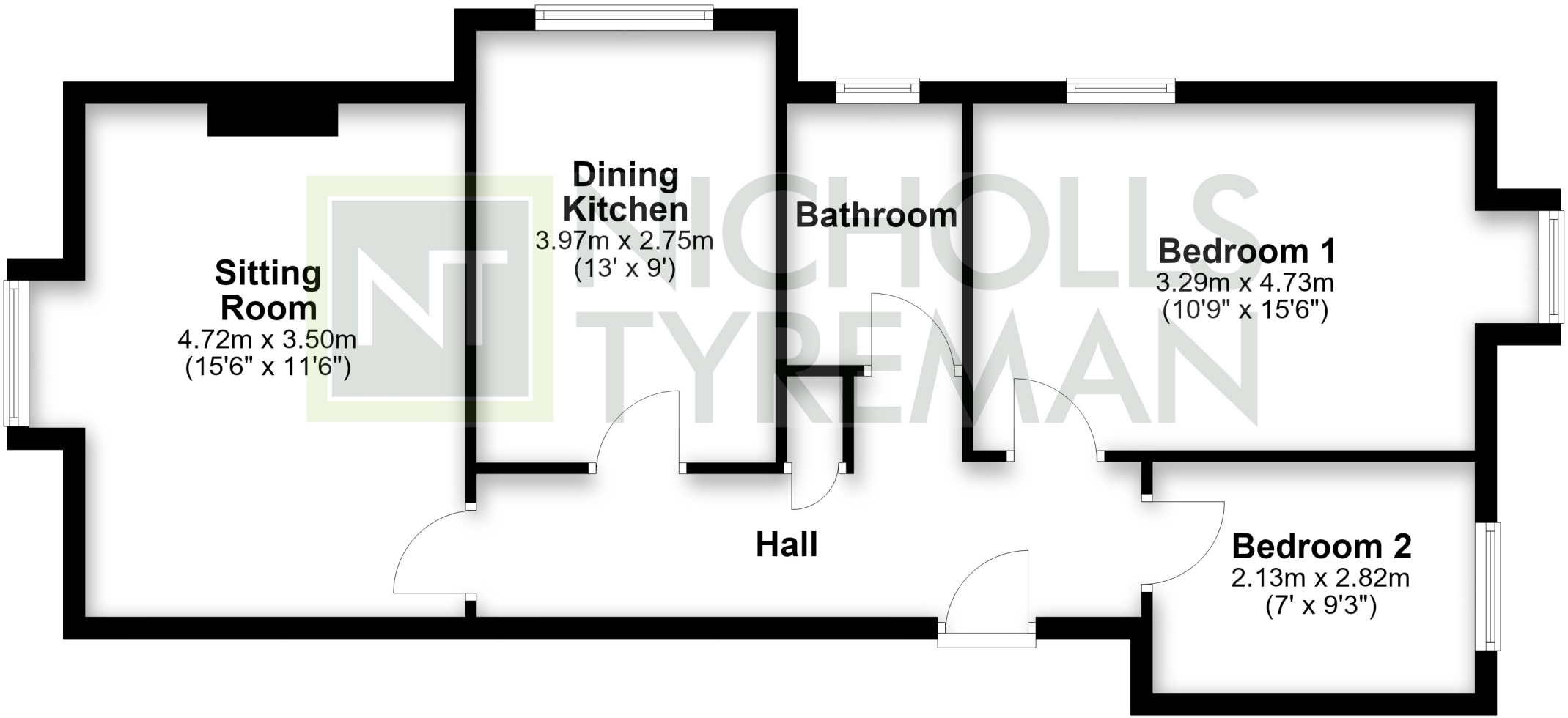





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Second Floor



Total area: approx. 65.5 sq. metres (705.0 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

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