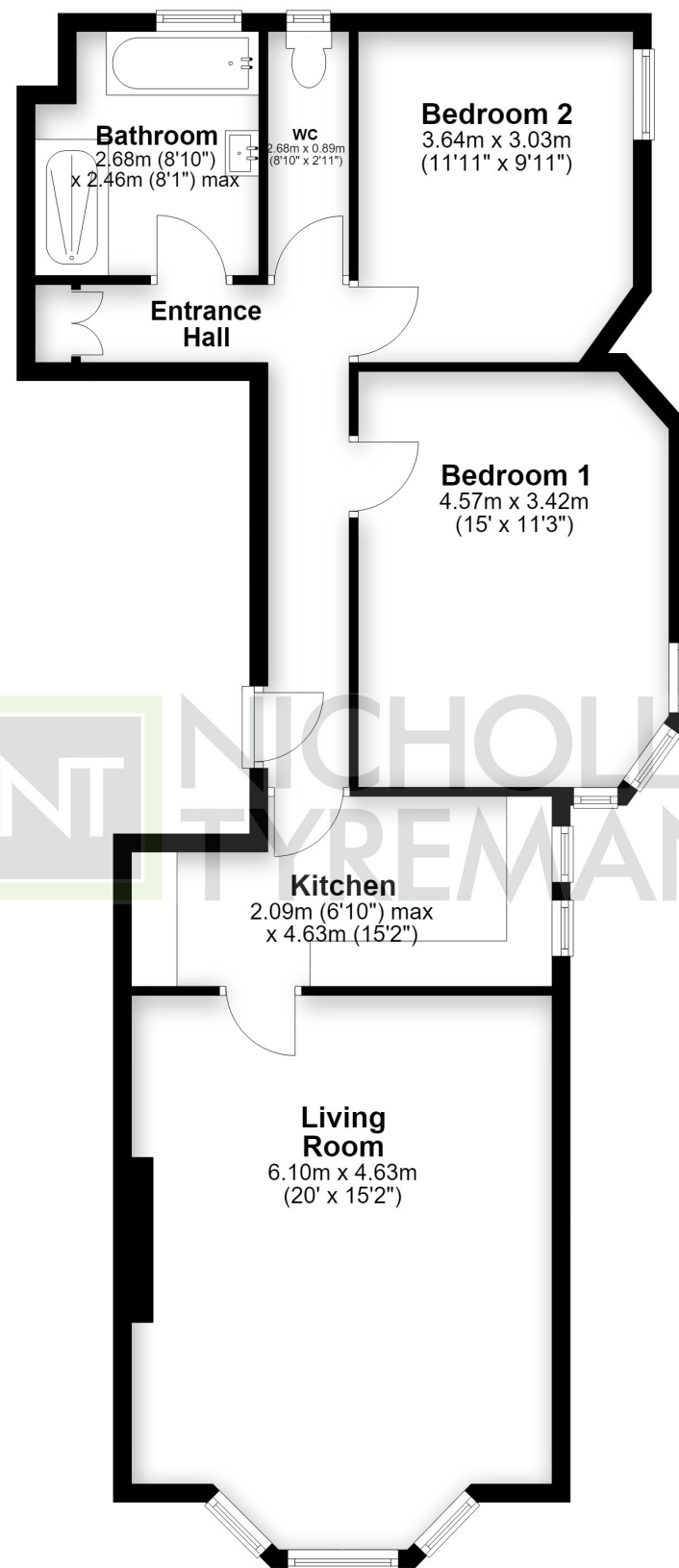


First Floor



Total area: approx. 79.4 sq. metres (854.9 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

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.

NT NICHOLLS
TYREMAN



**FLAT 2, 30 LEEDS ROAD
HARROGATE, HG2 8AA**

£1,350 PCM

FLAT 2 | 30 LEEDS ROAD | HARROGATE | HG2 8AA

A two bedroom flat situated in a sought after location on Leeds Road within easy walking distance of the town centre and Harrogate Stray.

Entrance Hall | Living Room | Kitchen

Two Bedrooms | House Bathroom | Separate wc

Off Street Parking Space

Viewing from 2nd November 2026 | Returnable Bond £1,557.69

Unfurnished | Energy Rating: D | Council Tax: B



A two bedroom first floor flat, benefiting from a kitchen, with integrated appliances, modern bathroom suite with walk-in shower and separate bath tub. The property includes remote controlled gas central heating and double glazing.

The property briefly comprises: Communal entrance with stairs to the first floor, entrance hall, living room with large bay window, kitchen with a range of wall mounted cupboards, base units and drawers with integrated, appliances, two double bedrooms, modern house bathroom with separate wc.

To the front of the property is off street parking for one vehicle.

