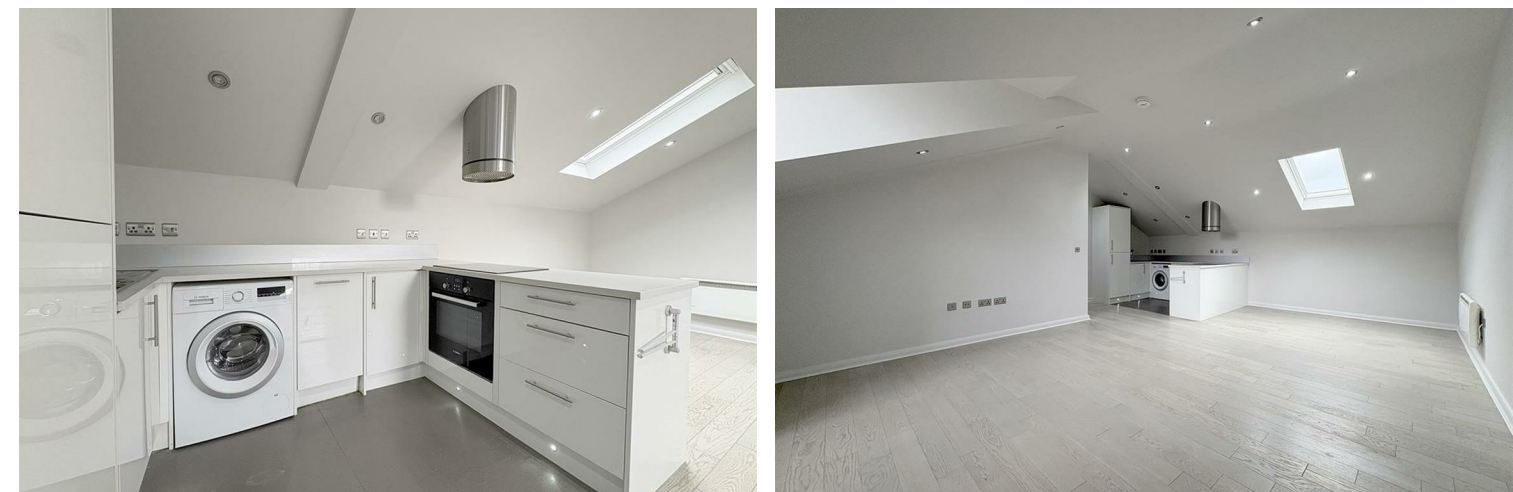


This plan is for illustrative purposes only and is not to scale.  
All measurements are approximate  
Plan produced using PlanUp.



**Broughton Court 24C High Street  
Harrogate**

**£180,000**

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.

A fantastic opportunity to purchase this two bedroom second floor apartment situated in a purpose built apartment block in the heart of Starbeck High Street with easy access to local amenities, transport routes and Starbeck train station offering services to multiple large towns/cities.

**2 Bedrooms**

**1 Reception Room**

**1 Bathroom**

**Your text typed here**

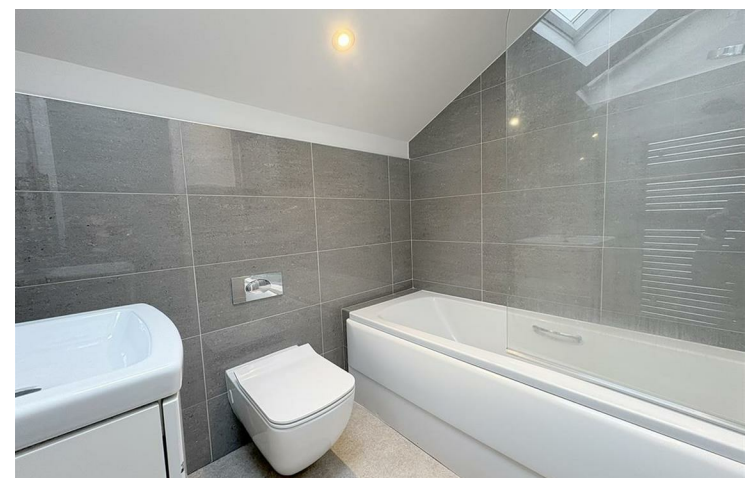
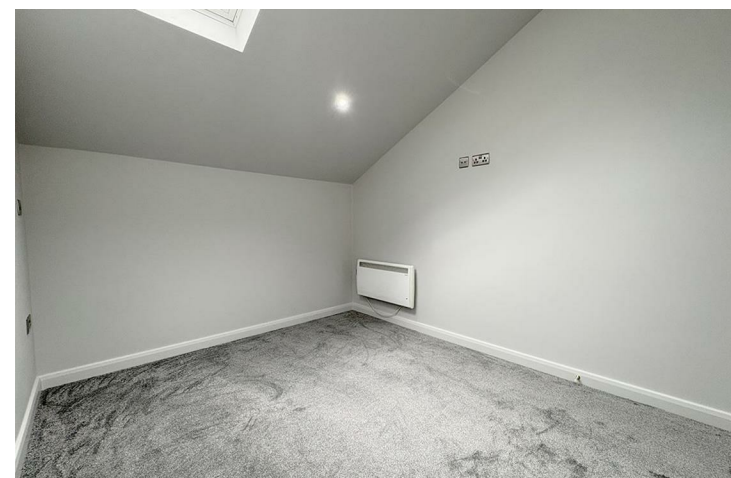
**DIRECTIONS - HG2 7JE**

**COUNCIL TAX**

The property has been placed in band B.

**TENURE**

The tenure of the property is Leasehold



**EPC RATING:**

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

**APPROXIMATE DISTANCES**

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