

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



**Flat A 2 Haywra Street  
Harrogate**

**£950 PCM**

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.



FURNISHED/UNFURNISHED

Two double bedroom duplex apartment, offering accommodation with a light and airy feel.

The property benefits from gas central heating and in brief comprises; entrance hall, living room, breakfast kitchen, inset electric oven with gas hob and extractor fan over, breakfast bar, utility room with plumbing for washing machine and space for tumble dryer and cloakroom. Two double bedrooms and bathroom with separate bath tub and stand in shower.

This is a most convenient location being only a few minutes walk from the town centre.

On street parking is readily available outside the property with a residents permit.

2 Bedrooms

1 Reception Room

1 Bathroom

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DIRECTIONS - HG1 5BJ

DIRECTIONS - HG1 5BJ From Station Parade turn left over Station Bridge. At the roundabout turn left into East Parade and continue to the next roundabout. Turn left into Bower Road and then left again into Haywra Street.

COUNCIL TAX

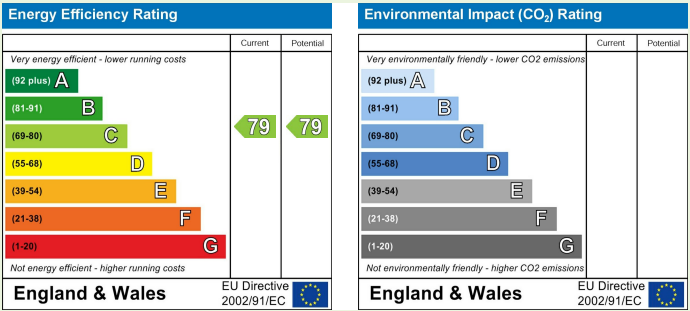
The property has been placed in band B.

TENURE

The tenure of the property is



EPC RATING:



APPROXIMATE DISTANCES

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