

49 FRANKLIN ROAD  
HARROGATE  
HG1 5ED



NICHOLLS  
TYREMAN



## 49 FRANKLIN ROAD | HARROGATE | HG1 5ED

A great opportunity to purchase this substantial stone built inner terrace property, situated in this popular residential location within the heart of the Harrogate town centre close to all its fantastic amenities

---

Entrance Vestibule | Entrance Hall | Living Room | Dining Kitchen | Utility Room | Store Room | Half Cellar

---

Four Bedrooms | Shower Room | Separate wc

---

Courtyard Garden | Garage

---

Council Tax: D | Energy Rating: TBC | Tenure: Freehold

# £395,000







**The property now requires full modernisation throughout and offers great potential as a blank canvas for buyers to create their own ideal accommodation.**

The accommodation comprises: Entrance vestibule, entrance hall, living room, dining kitchen, utility room, store Room and small half cellar.

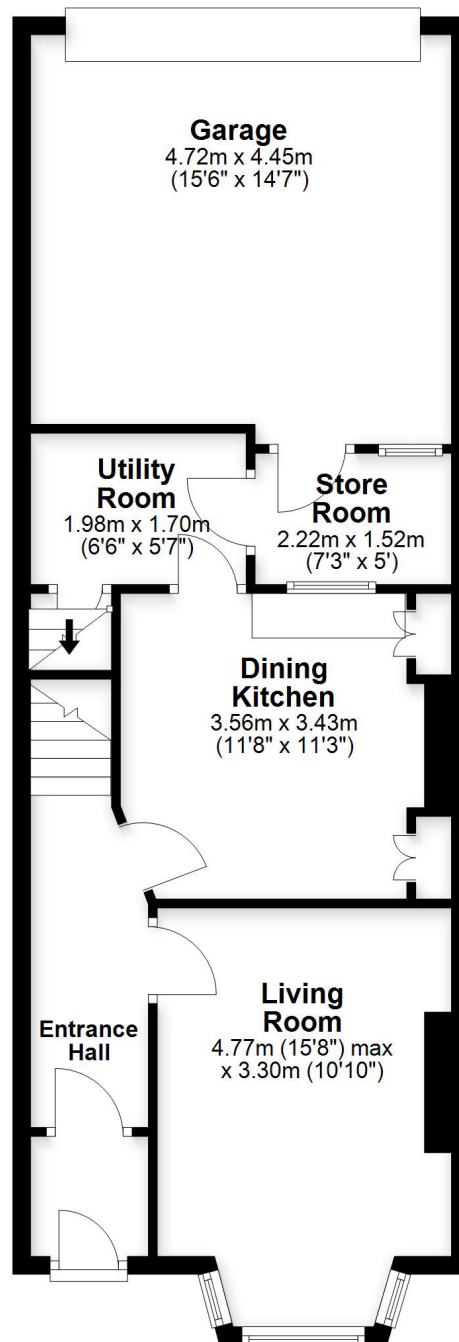
To the first floor are two bedrooms and a separate wc.

To the second floor are two further bedrooms and a shower room.

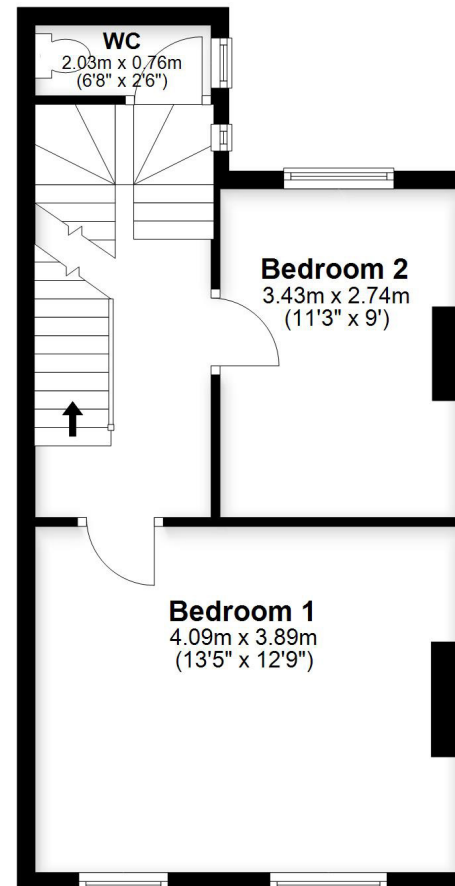
The property is approached through a forecourt garden with paved sitting area, flowering borders and a pathway leading to the front door.

To the rear of the property is an attached double garage with power, light and up and over door leading to the rear access road.

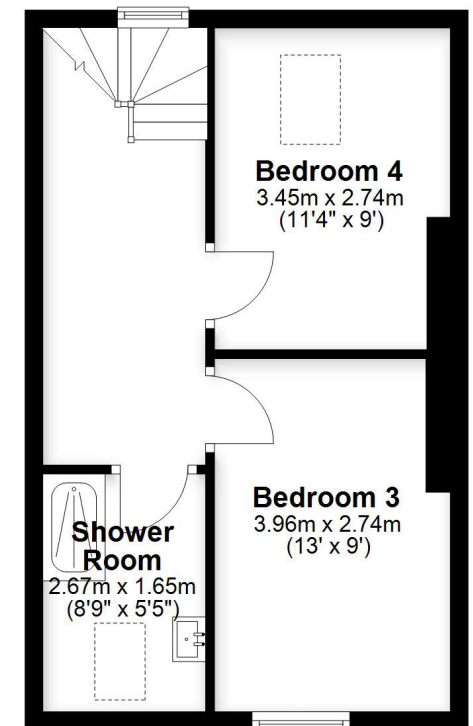
## Ground Floor



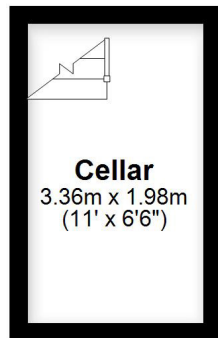
## First Floor



## Second Floor



## Basement



Total area: approx. 144.6 sq. metres (1556.9 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

[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)

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.