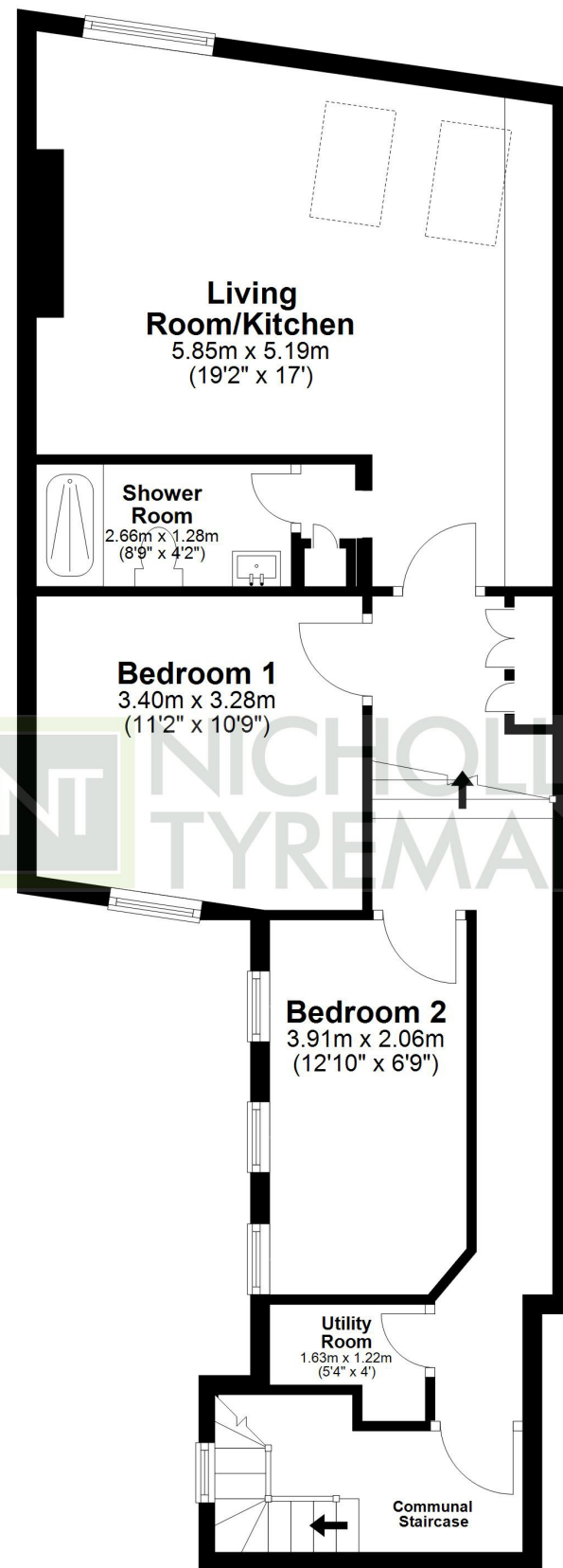


Second Floor



Total area: approx. 62.4 sq. metres (671.5 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.

**NICHOLLS
TYREMAN**



**APARTMENT 2, 109 COLD BATH ROAD
HARROGATE, HG2 0NU**

£253,950

APARTMENT 2 | 109 COLD BATH ROAD | HARROGATE | HG2 0NU

A great opportunity to purchase this second floor apartment situated in one of Harrogate’s most respected locations with its fabulous amenities including coffee shops, restaurants, wine bars and shopping parades and is within easy walking distance of both Harrogate town centre and the Valley Gardens.

Communal Entrance Hall | Living Room/Kitchen | Utility Room

Two Bedrooms | Shower Room

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

Agent’s Note - A new lease is currently being drawn up for the building.



The property has been beautifully appointed throughout and has the benefit of double glazing and central heating.

The spacious flat is accessed from the rear of the property through a tiled courtyard leading to a communal entrance hall with a staircase leading to the second floor accommodation which in brief comprises; large entrance hall, magnificent open plan living room/dining kitchen with fully integrated appliances including oven, microwave, dishwasher, fridge freezer, induction hob with extractor and Quartz worksurface. Separate utility room and from the kitchen is a useful boarded out loft area.

There are two double bedrooms and a fully tiled shower room.

