



The Gables, Nidd Manor Town Street, Nidd Harrogate HG3 3BJ

welcome to

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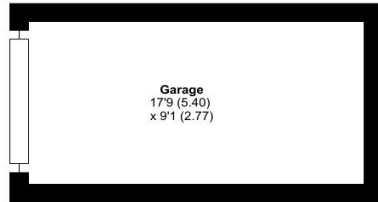
We are delighted to offer for sale this truly stunning top-floor two bedroom apartment forming part of an exclusive manor house conversion in the highly sought-after village of Nidd. Boasting breathtaking panoramic views across open countryside, along with a delightful rooftop garden and garage



Town Street, Nidd, Harrogate, HG3

Approximate Area = 1258 sq ft / 116.9 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1426 sq ft / 132.5 sq m

For identification only - Not to scale



First Floor

Exterior

First Floor Landing

Second Floor

Second Floor Landing

Kitchen/Dining Room

Living Room

Dining Room

Bathroom

Master Bedroom

En-Suite Shower Room

Bedroom Two

Terrace



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The Gables, Nidd Manor Town Street, Nidd Harrogate

- STUNNING SECOND FLOOR TWO BEDROOM APARTMENT IN A MANOR HOUSE CONVERSION
- Situated in the sought after village of Nidd
- Stunning views of open countryside from the apartment and the roof terrace
- Two parking spaces and a garage
- Beautifully presented throughout with many bespoke features

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HRG107739](https://www.williamhbrown.co.uk/Property/HRG107739)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HRG107739 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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