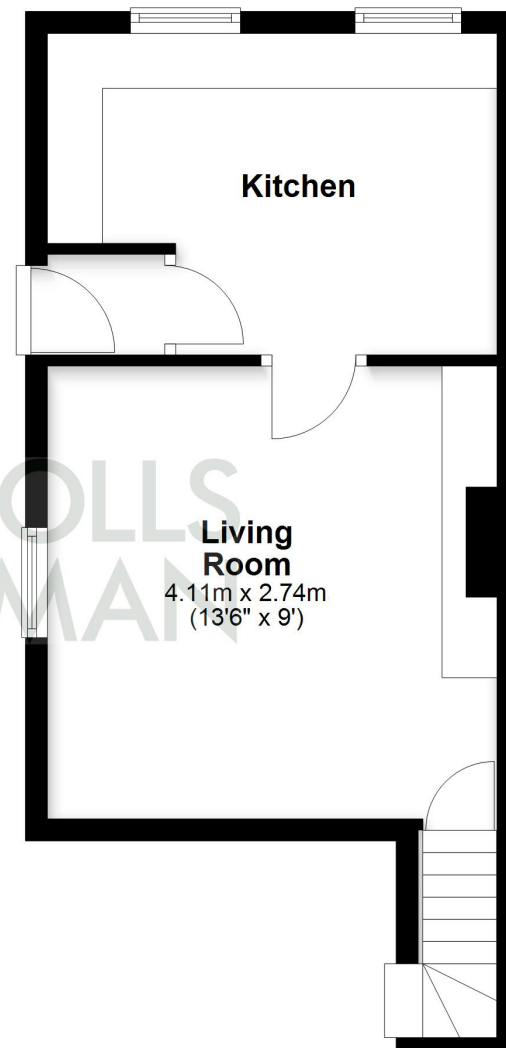
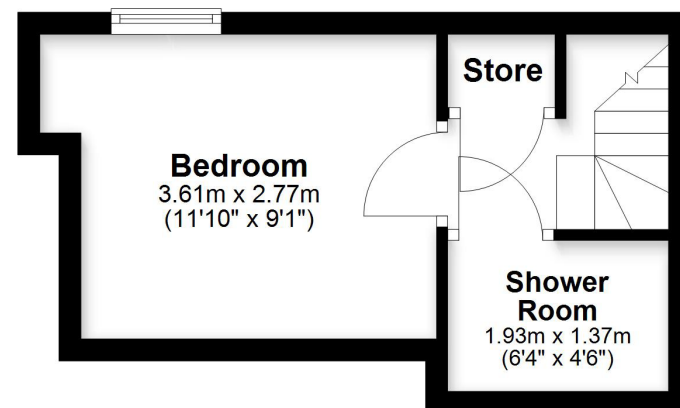


### Ground Floor



### Lower Ground Floor



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.



**69A EAST PARADE  
HARROGATE, HG1 5LP**

**£995 PCM**



69a EAST PARADE | HARROGATE | HG1 5LP

A well-presented one bedroom flat offering modern and convenient accommodation situated in the centre of Harrogate.

Entrance Hall | Living Room | Kitchen

Bedroom | Shower Room | Store

Private Garden

Available 11 September 2026 | Returnable Bond £1,148.07

Unfurnished | Energy Rating: D | Council Tax: A



The property is offered with gas fired central heating and double glazing throughout and briefly comprises; private entrance with motion sensor light, modern kitchen with fitted appliances including dishwasher and washing machine, wall and floor cabinets along with space for a table/breakfast bar, spacious living room with handy shelved area and storage cupboard.

The flat continues down a flight of stairs to a lower ground space with a double bedroom and shower room along with a spacious storage cupboard.

Externally the property benefits from a private garden, with decked and paved area along with front and rear gate entrance.

