

FLAT 4, CLIFTON HOUSE  
6 QUEEN PARADE  
HARROGATE, HG1 5PW



NICHOLLS  
TYREMAN

**FLAT 4 | CLIFTON HOUSE | 6 QUEEN PARADE | HARROGATE | HG1 5PW**

A beautifully presented first floor apartment, situated in this purpose built block, in the very heart of the Harrogate town centre, within easy walking distance of its excellent amenities, including the railway station, giving great commuting to Leeds and York.

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Entrance Hall | Living Room | Kitchen

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Two Bedrooms | Bathroom

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**AGENT'S NOTE**

It has been proposed and agreed to change the terms of the lease to allow Assured Periodic Tenancies (APT) - further details on application.

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

**£200,000**



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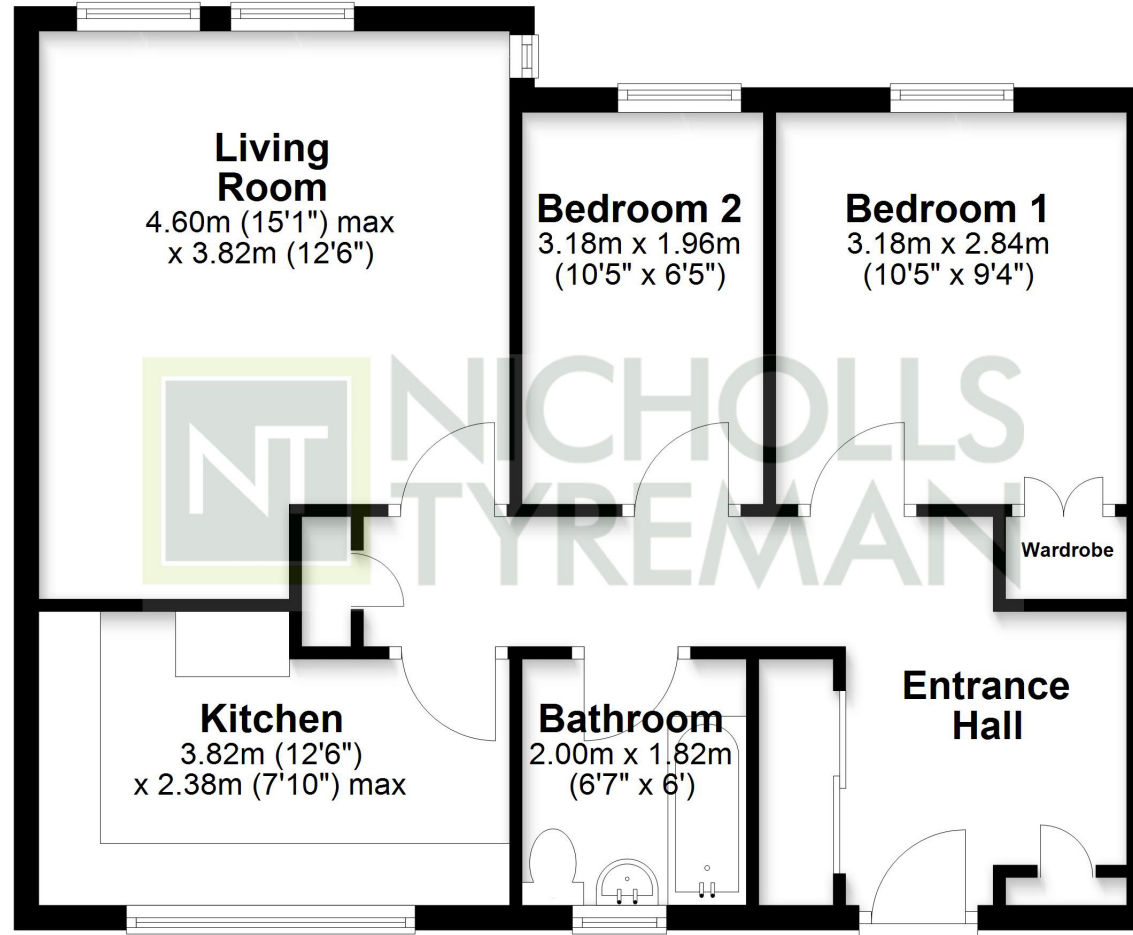
The beautifully presented accommodation offers double glazing and electric heating and comprises: Communal entrance, entrance hall with good storage, living room, kitchen, two bedrooms bathroom and undercroft parking for one vehicle.

There are beautifully kept gardens and access to the undercroft parking area with bay number four allocated to this apartment.

The tenure of the property is leasehold with a monthly service charge of £160.00, which includes water, buildings insurance, window cleaning, communal cleaning and gardening.



## First Floor



Total area: approx. 59.2 sq. metres (636.8 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.