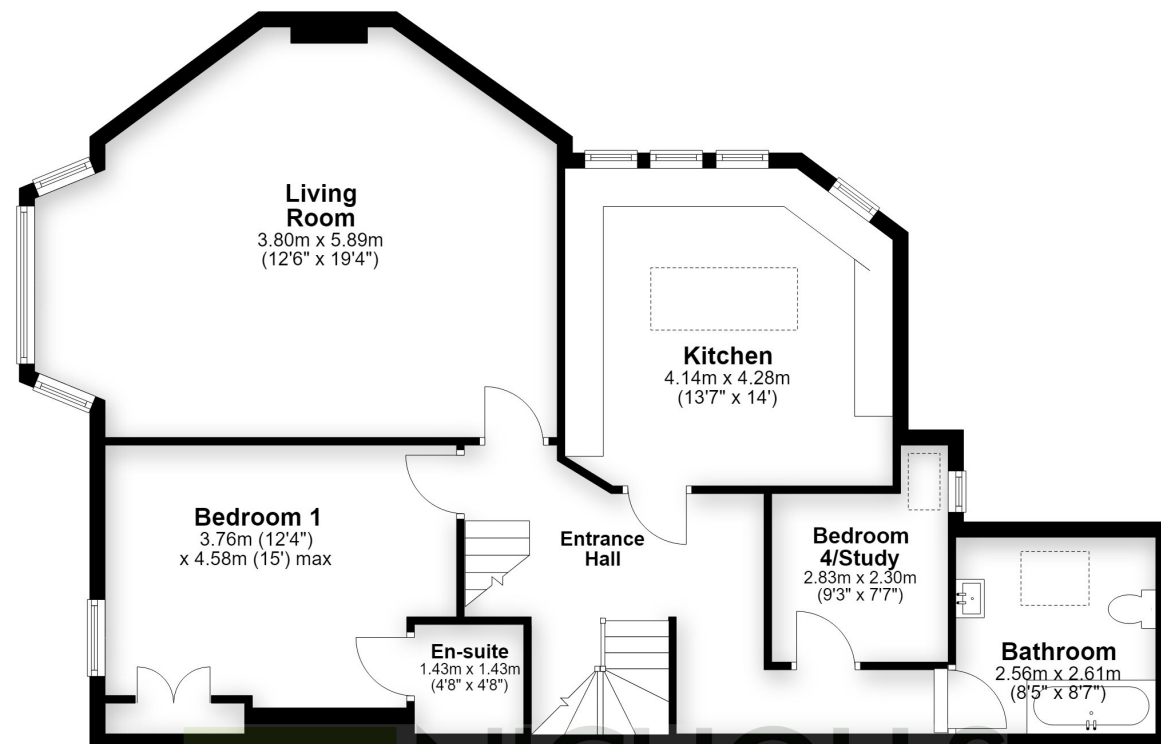
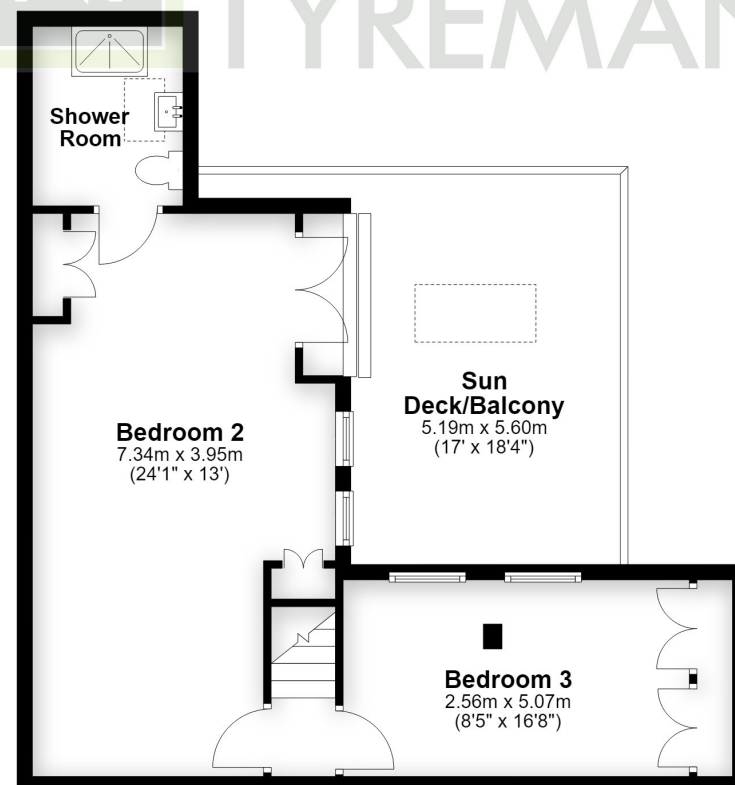


First Floor



Second Floor



Total area: approx. 142.9 sq. metres (1537.8 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

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.



**FLAT 3, 47 PARK DRIVE  
HARROGATE, HG2 9AX**

**£2,350 PCM**

## FLAT 3 | 47 PARK VIEW | HARROGATE | HG2 9AX

A beautifully presented and spacious second/third floor duplex apartment located to the favoured south side of Harrogate and forming part of a stunning building, converted into only three apartments

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Entrance Hall | Living Room | Kitchen

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Three Bedrooms | Two En-suites | House Bathroom

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Sun Deck/Balcony | Parking Space

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Available now | Returnable Bond £2,711.53

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Unfurnished | Energy Rating: C | Council Tax: C



The accommodation comprises: Communal entrance hall leading to a large galleried landing with intercom system, beautifully appointed kitchen, hand painted in Farrow & Ball colours, with feature skylight window, large living room with a bay window, four bedrooms, two en suite, shower rooms, house bathroom, large sun deck/balcony and excellent storage.

The property is within easy, walking distance of The Stray and local shopping parades, with Harrogate town centre only a short distance away.

The apartment has a superb sun deck/balcony and truly requires an internal inspection to appreciate the spacious, well planned accommodation, which has the benefit double glazing, central heating and an off street parking space.

