

FLAT 1  
109 COLD BATH ROAD  
HARROGATE, HG2 0NU



NICHOLLS  
TYREMAN

# FLAT 1 | 109 COLD BATH ROAD | HARROGATE | HG2 0NU

A beautifully appointed two bedroom, first floor apartment

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Entrance Hall | Living/Dining/Kitchen | Utility Room

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Two Bedrooms | Shower Room

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

## £260,000





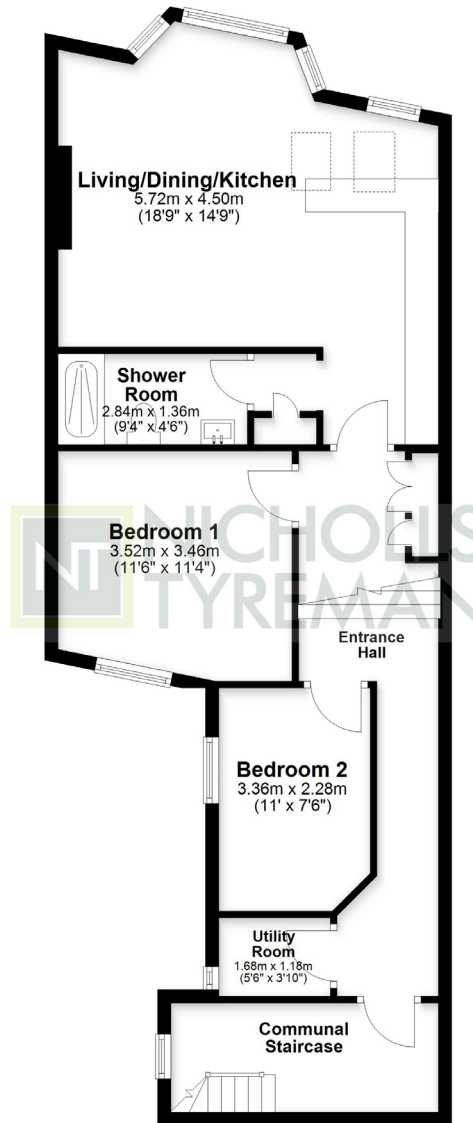
The property is situated within this most respected location, close to the Harrogate town centre and having fabulous amenities on the doorstep, including restaurants, wine bars, coffee shops and shopping parades, all within easy walking distance, with the Valley Gardens a stones throw away.

The apartment truly requires an internal inspection to appreciate the spacious and well planned accommodation which comprises: Access from the rear, via Glebe Road, leading to a communal courtyard, communal entrance hall leading to the first floor, large entrance hall, magnificent open plan living/dining/kitchen with integrated appliances, breakfast bar and bay window, two bedrooms, a well appointed shower room and a utility room.

**Agents Note:** A new lease is currently been created for the building.



First Floor



Total area: approx. 67.8 sq. metres (730.0 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

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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.