



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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13 Glebe Avenue
Harrogate

£365,000

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.

An extremely rare opportunity to purchase an entire, stone built property, currently converted into three studio apartments, now requiring modernisation and improvement and offering great potential.

The property is situated in a popular location, just off Cold Bath Road, close to excellent local shopping parades and the Harrogate town centre.

To the ground floor is a communal entrance hall with staircase.

Flat One (ground floor): Entrance hall, kitchen, bedroom, utility room, bathroom and door to rear yard area.

Flat Two (first floor): Kitchen, living/bedroom, bathroom and separate wc.

Flat Three (second floor): Living room/bedroom, breakfast kitchen and bathroom.

3 Bedrooms

3 Reception Rooms

3 Bathrooms

Close to amenities

DIRECTIONS - HG2 0LT

From Harrogate town centre take the Montpellier Hill to the Crown roundabout, turn left into Cold Bath Road. Glebe Avenue is then a turning on the left hand side.

COUNCIL TAX

The property has been placed in band A.

TENURE

The tenure of the property is Freehold



EPC RATING:

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

APPROXIMATE DISTANCES

Town Centre	550 metres
Railway Station	650 metres
Bus Route	150 metres
Airport	12 miles