



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 4, 12 PARK AVENUE
HARROGATE, HG2 9BQ**

£1,500 PCM

FLAT 4 | 12 PARK AVENUE | HARROGATE | HG2 9BQ

A well presented, two bedroom, lower ground floor apartment with private patio.

Entrance Hall | Living/Dining Room | Kitchen

Two Bedrooms | En-suite Shower Room | House Bathroom

Patio | Allocated Parking Space | Bike Store

Available From | Returnable Bond £

Unfurnished | No Smokers/Pets | Energy Rating: B | Council Tax: C



The property is situated in a sought after location within minutes walk of the town centre and The Stray.

The accommodation benefits from underfloor heating and comprises: Private entrance, hallway, fitted kitchen with integrated appliances and utility area which is open plan to the living/dining area with double opening doors to a private patio. There are two double bedrooms, an en-suite shower room and a house bathroom.

The apartment has an allocated off-street parking space and an individual bike storage shed.

