

2ND FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.7 SQ.M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 24 SQ.FT.
(2.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.



**9 Heywood Road
Harrogate**

£159,995

A converted two bedroom second floor apartment in a substantial stone built terraced house. The property is in a highly sought after location, just off Cold Bath Road and close to a great range of local shops, schools and the Valley Gardens. The town centre is only a short walk away.

The accommodation briefly comprises: Entrance hall, large open plan living/dining/kitchen with a modern range of wall mounted cupboards, base units and drawers, inset sink unit, halogen hob with stainless steel oven under, integrated fridge/freezer and plumbing and space for a washing machine, two double bedrooms; bathroom with panelled bath and shower over, glazed shower screen, wash hand basin, low flush wc and heated towel rail.

To the front of the property is a communal garden.

AGENT'S NOTE
Off street parking is available by separate negotiation.

2 Bedrooms

1 Reception Room

1 Bathroom

Sought after location

DIRECTIONS - HG2 OLU

From Harrogate take West Park and turn left down Montpellier Hill. At the roundabout take the first exit into Cold Bath Road where Heywood Road is a turning on the left.

COUNCIL TAX

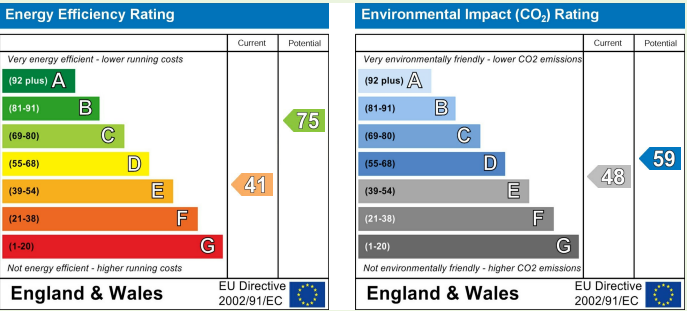
The property has been placed in band A.

TENURE

The tenure of the property is Leasehold



EPC RATING: E



APPROXIMATE DISTANCES

Town Centre	700 metres
Railway Station	700 metres
Bus Route	67 metres
Airport	14 miles