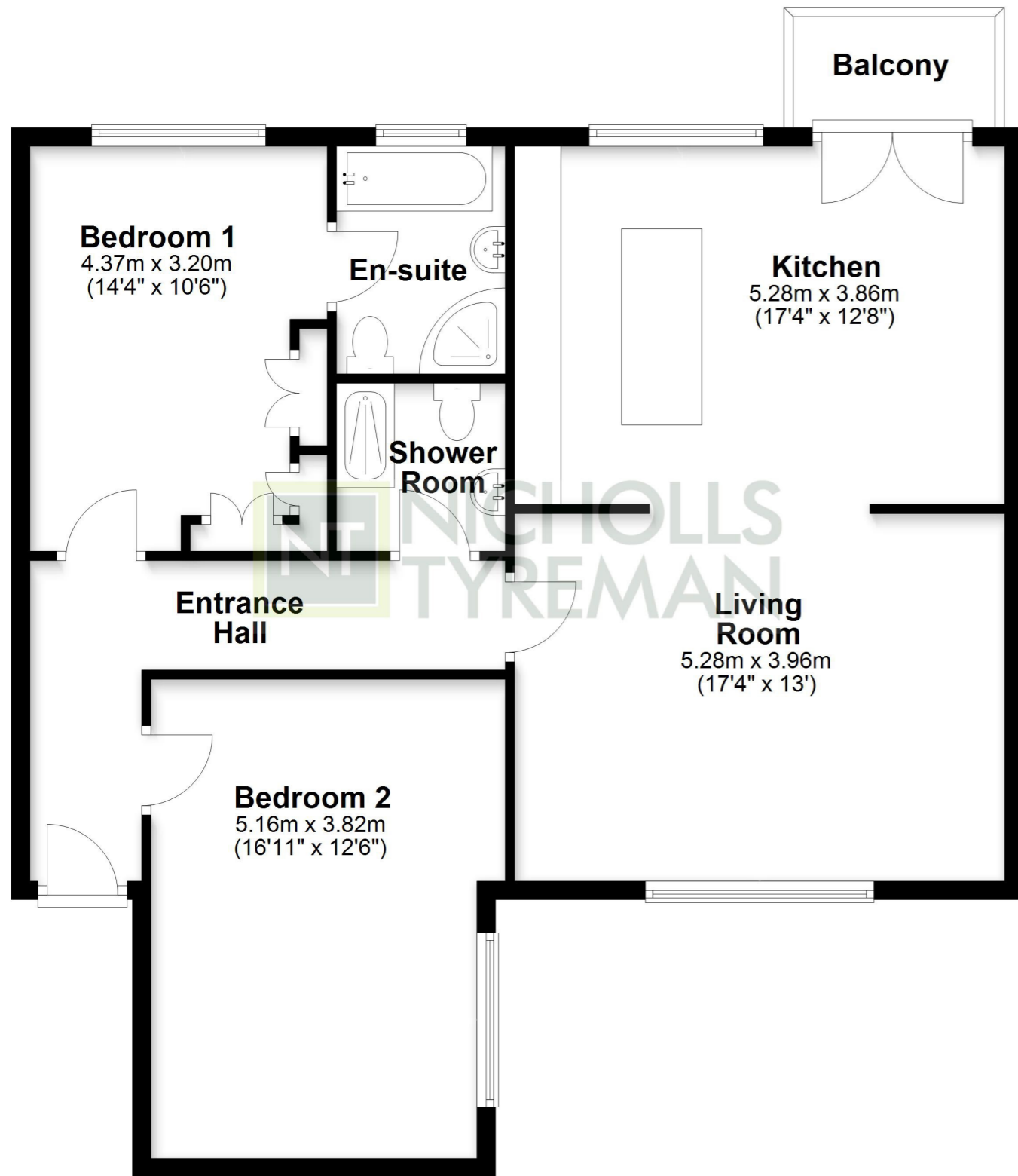


### Fifth Floor

Approx. 93.7 sq. metres (1008.8 sq. feet)  
(excluding Balcony)



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.

**16 GRAYSON HOUSE, BEECH GROVE  
HARROGATE, HG2 0ER**

**£2,200 PCM**

**16 GRAYSON HOUSE | BEECH GROVE | HARROGATE | HG2 0ER**

**A spacious and well presented two bedroom top floor apartment with lift access, enjoying delightful views across Harrogate and the famous Stray**

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Entrance Hall | Living Room | Dining Kitchen

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Two Double Bedrooms | En-suite Bathroom | House Shower Room

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Balcony | Resident parking

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Available Now | Returnable Bond £2,538.46

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Unfurnished | Energy Rating: C | Council Tax: E



The property is ideally positioned in this sought after location, just a short walk from Harrogate town centre and its excellent range of amenities, shops, restaurants and transport links.

The accommodation comprises: A welcoming reception hall leading to a generous sitting room with attractive views over the Stray. The open plan dining kitchen is fitted with a range of wall and base units, complemented by a central island and breakfast bar, and benefits from integrated appliances including an electric double oven, hob, fridge/freezer, washing machine and dishwasher. Glazed doors open onto a private balcony enjoying stunning long distance views across Harrogate and the surrounding countryside.

There are two good sized double bedrooms. The spacious principal bedroom has fitted wardrobes and a contemporary en-suite bathroom with bath, separate shower, vanity wash basin and wc. A further shower room with wc and wash basin serves the second bedroom and guests.

The property benefits from resident parking to the front of the building.

