



Total Area: 31.7 m² ... 342 ft²

All measurements are approximate and for display purposes only.



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the town centre proceed to the bottom of Station Parade turning left onto Cheltenham Mount. Take the first right turn into Mayfield Grove then right again into Strawberry Dale. Continue to the end turning left into Nydd Vale Terrace.



32A Nydd Vale Terrace, Harrogate

£82,950

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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Offered as an individual property or as part of a larger portfolio of investment properties, this one bedroom lower ground floor flat is conveniently located close to Harrogate's town centre.

Accessed via a communal entrance the flat opens to a staircase leading down to a half landing and w/c. The stairs continue down to the open plan living room which incorporates a fitted kitchen and is large enough to accommodate lounge and dining space. The adjoining double bedroom has a built in wardrobe and shower enclosure.

Nydd Vale Terrace is conveniently located in the heart of Harrogate's

town centre and only a short walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for its reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
3 minutes walk



Main Roads
A1M 8.1 miles



Train
Harrogate 0.4 of a mile



Airport
Leeds Bradford 12.6 miles

Fixtures & fittings
Furnishings are not part of the sale and must be considered and negotiated separately.

Rating Authority
Harrogate Borough Council Tax Band A

Services
All mains services are connected to the property.

Tenure
Leasehold