



Flat 1, 65 Harlow Moor Drive, Harrogate, HG2 0LE

£225,000

Guide Price

Flat 1, 65 Harlow Moor Drive, Harrogate, HG2 0LE

A very spacious and warm two-bedroomed garden apartment with two private entrances and parking space, in this super position on the edge of the Pinewoods and close to excellent amenities and town centre.

The apartment provides well-presented accommodation with a large sitting room, a well-equipped dining kitchen, two double bedrooms and modern bathroom. The apartment has the benefit of off-road parking and an outdoor sitting area to the rear.

The apartment forms part of this attractive period property situated on the edge of the Pinewoods, just a short walk from the excellent amenities and parade of shops on Cold Bath Road, as well as the Valley Gardens and the town centre. Offered for sale with no onward chain.





GROUND FLOOR

Private entrance leads to –

RECEPTION HALL

With large walk-in storage cupboard housing the hot-water cylinder.

SITTING ROOM

A very spacious reception room with recently replaced, double-glazed sash windows to the rear, fitted shelving and ornamental fireplace.

DINING KITCHEN

With generous dining area and tiled floor. Range of fitted wall and base units, electric hob, extractor hood above, integrated oven, space and plumbing for washing machine and fridge / freezer. Double-glazed window and exterior door to rear leading to a private outdoor sitting area. Tiled floor with programmable electric under-floor heating.



BEDROOM 1

A large double bedroom with double-glazed windows to front.

BEDROOM 2

A further double bedroom with double-glazed window to front and fitted wardrobes



BATHROOM

White suite comprising WC, washbasin set atop a vanity unit, and bath. Heated towel rail, double-glazed window to side and tiled floor.

OUTSIDE

To the rear there is off-road parking. The apartment also has the advantage of an outdoor sitting area at the rear. Under-stairs storage with lockable door.

Tenure – Leasehold. The apartment owner also owns a 25% share of the freehold.

The annual service charge is understood to be £600 per annum, to include general building maintenance and building insurance.

Agents Note

A sale would include all integral fittings are included in the sale together with the free standing fridge/freezer.

Council Tax Band - C





Total Area: 90.9 m² ... 979 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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