



Flat 3 Moss Grange, 9 Regent Parade, Harrogate, HG1 5AN

£285,000

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A stylish one-bedroom first-floor apartment with superb views directly overlooking the famous Harrogate Stray with allocated private parking.

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The superb apartment forms part of this attractive, period, Grade II Listed property on the edge of the Stray. Apartment 3 offers high-quality accommodation with spacious, open plan living, dining and kitchen areas with stunning feature full height bay windows overlooking the adjoining Stray, a double bedroom and modern bathroom. Moss Grange was completely transformed and refurbished in recent years to a high standard and retains many original period features.

The apartment has the advantages of allocated private parking and telephone entry system and is accessed via an impressive communal hallway and wide staircase with feature balustrade. Regent Parade is a fashionable and highly sought-after area directly adjoining the Stray, close to a range of local shops and within walking distance of Harrogate town centre and associated amenities.





## **GROUND FLOOR**

There is an attractive communal entrance with staircase leading to the upper floor.

## **FIRST FLOOR**

A private door leads to the apartment.

## **RECEPTION HALL**

A spacious reception hall with fitted utility cupboard which has space and plumbing for a washing machine.

## **SITTING ROOM**

A large reception room with stunning full-height bay window to front with a direct outlook over the adjoining Stray. Attractive fireplace with quality electric stove fire. Open plan to the dining area.

## **DINING KITCHEN**

With a dining area with full height bay window to front overlooking the Stray. The bespoke kitchen comprises a range of quality wall and base units with Siemens appliances including an electric hob, extractor hood, integrated oven, integrated dishwasher, integrated fridge and freezer.

## **BEDROOM**

A double bedroom with windows to side.

## **BATHROOM**

A modern white suite with WC, washbasin, bath and shower. Window to side.

## **OUTSIDE**

Allocated parking space, secure bike store and bin store.

**Council Tax Band - C**





Apartment 3

Approx Gross Floor Area = 906 Sq. Feet  
= 84.1 Sq. Metres

## Verity Frearson

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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(91-94) <b>A</b></p> <p>(85-90) <b>B</b></p> <p>(80-84) <b>C</b></p> <p>(75-79) <b>D</b></p> <p>(69-74) <b>E</b></p> <p>(63-68) <b>F</b></p> <p>(55-62) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(85-90) <b>A</b></p> <p>(81-84) <b>B</b></p> <p>(76-80) <b>C</b></p> <p>(71-75) <b>D</b></p> <p>(66-70) <b>E</b></p> <p>(61-65) <b>F</b></p> <p>(56-60) <b>G</b></p>	
40	40	40	40

EU Directive 2002/91/EC