



6 Granby Gardens, Granby Road, Harrogate, HG1 4SR

£130,000

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An impressive first-floor one-bedroom apartment enjoying a stunning outlook over the adjoining Stray. The living room has a bay window to the front with a south-facing aspect.

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The accommodation has been recently decorated and has the benefit of gas central heating. The accommodation comprises a spacious living room, kitchen, double bedroom and a bathroom with modern white suite and walk-in shower. The apartment has the use of a lockable storeroom situated on the first floor.

Granby Gardens is an impressive development of apartments for the over-65s, forming part of the Four Seasons Health Care facility in this superb position overlooking the famous Harrogate Stray.





The apartments offer a wonderful living environment which combines the privacy and pleasure of home ownership together with impressive shared facilities for social enjoyment and the latest safety and security features. The flats have a television and telephone points and provision for satellite TV, Sky-Plus & telephone-entry system. The apartment has a lockable private storeroom and the use of the excellent on-site facilities, which include a restaurant, and the use of attractive and well-maintained communal gardens. Additional services such as meals, washing facilities, domiciliary care services are available and can be paid for separately. Enjoying later life is all about having comfort, security and independence - the freedom to live life to the full, with the assurance of tailor-made support, whenever needed. This is exactly what Granby Gardens offers, within a superb living environment.

### **FIRST FLOOR STOREROOM**

### **SITTING / DINING ROOM**

A large reception room with high ceilings and bay window to front enjoying a super outlook directly over the Stray. Further window to side.

### **KITCHEN**

With a range of wall and base units, electric hob with extractor hood above and integrated oven. Integrated fridge / freezer and plumbing for a washing machine.

### **BEDROOM**

A large double bedroom with windows to side.

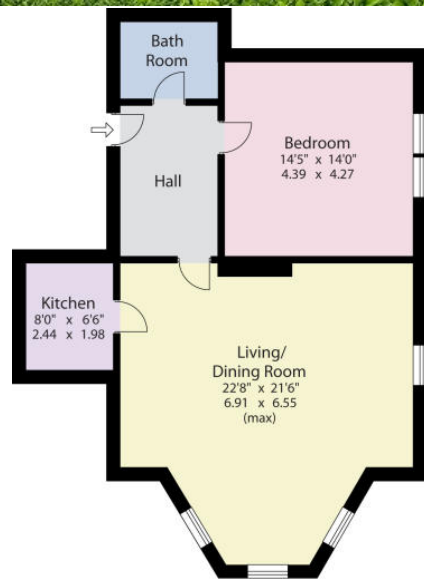
### **SHOWER ROOM**

With WC, washbasin set within a vanity unit and walk-in shower.

### **OUTSIDE**

The property has the use of the attractive and good-sized communal gardens as well as the residents' and visitor parking area.

**Council Tax Band - D**



First Floor

Approx Gross Floor Area = 811 Sq. Feet  
 = 75.18 Sq. Metres

## Verity Frearson

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Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (91-100)			A (10-15)		
B (81-90)			B (16-20)		
C (69-80)			C (21-25)		
D (55-68)			D (26-30)		
E (39-54)			E (31-35)		
F (21-38)			F (36-40)		
G (1-20)			G (41-45)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	