

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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Flat 10, 3-5 Granby Road, Harrogate, North Yorkshire, HG1 4ST

£145,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

Flat 10, 3-5 Granby Road, Harrogate, North Yorkshire, HG1 4ST

A spacious one-bedroom top-floor apartment situated within this attractive period property overlooking the Stray, just a short walk from Harrogate town centre.

The apartment is situated on the third floor of this sympathetically converted property and comprises spacious accommodation with a sitting / dining room, well-equipped kitchen, large double bedroom and modern bathroom. The property enjoys a super position directly overlooking the Stray and also has attractive long-distance views to the rear.

There is allocated parking and use of the visitor parking spaces and the apartment is situated just a short walk from Harrogate town centre. Offered for sale with no onward chain.





THIRD FLOOR

RECEPTION HALL

A spacious reception hall, fitted cupboard with plumbing for a washing machine.

SITTING ROOM

A good-sized reception room with sitting and dining areas. Window to front overlooking the Stray.

KITCHEN

With a range of wall and base units, electric hob with extractor hood above and integrated oven. Integrated fridge freezer and dishwasher. Window to rear with long-distance views.



BEDROOM

A good-sized double bedroom with window to rear.

BATHROOM

Modern white suite comprising WC, washbasin, and bath with shower above. Skylight window.

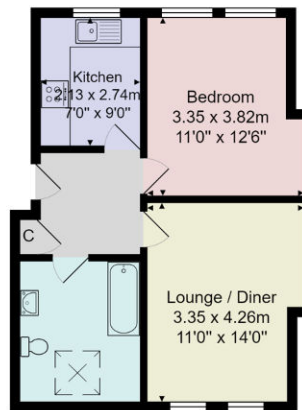
OUTSIDE

The property has the advantage of an allocated off-road parking and use of visitor parking spaces.

Tenure - Leasehold

Council Tax Band - C





Total Area: 46.6 m² ... 502 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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Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
63	70	64	73

Energy Efficiency Rating: Very energy efficient - lower running costs (92-100) A, (85-91) B, (69-84) C, (55-68) D, (39-54) E, (21-38) F, (1-20) G. Not energy efficient - higher running costs. EU Directive 2002/91/EC. England & Wales.

Environmental (CO₂) Impact Rating: Very environmentally friendly - lower CO₂ emissions (85-100) A, (69-84) B, (55-68) C, (39-54) D, (21-38) E, (1-20) F, (1-20) G. EU Directive 2002/91/EC. England & Wales.