

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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Flat 5, 15 Leeds Road, Harrogate, North Yorkshire, HG2 8AY

£225,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

Flat 5, 15 Leeds Road, Harrogate, North Yorkshire, HG2 8AY

A deceptively spacious three-bedroom second-floor apartment on the top floor of a distinctive building, with the benefit of an off-street parking space in a private car park.

The property offers well-appointed accommodation with en-suite facilities, plus gas central heating and double glazing.





SECOND FLOOR

ENTRANCE HALL

Central heating radiator.

LOUNGE

Double-glazed windows to rear and side, skylight window to side and two central heating radiators.

DINING AREA

Skylight window to side and central heating radiator.

KITCHEN

Double-glazed window to front. Fitted cupboards and sink unit, hob, oven and hood, integrated fridge / freezer, dishwasher and washer / dryer. Central heating radiator.

BEDROOM 1

Double-glazed windows to side and rear. Central heating radiator.

EN-SUITE BATHROOM

Skylight window to rear. Low-flush WC, washbasin, and panelled bath with shower above and screen adjacent.

BEDROOM 2

Skylight window to side and central heating radiator.

BEDROOM 3

Double-glazed window to side and central heating radiator.

BATHROOM

Low-flush WC, washbasin, and panelled bath with shower above and screen adjacent. Chrome heated towel rail and large wall-mounted mirror.

OUTSIDE

One parking space available in private car park.

Tenure - Leasehold

Council Tax Band - A





Total Area: 110.1 m² ... 1185 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(95-100) A</p> <p>(85-94) B</p> <p>(75-84) C</p> <p>(65-74) D</p> <p>(55-64) E</p> <p>(45-54) F</p> <p>(35-44) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(100-120) A</p> <p>(80-99) B</p> <p>(60-79) C</p> <p>(40-59) D</p> <p>(20-39) E</p> <p>(0-19) F</p> <p>(-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	78	78	78

England & Wales EU Directive 2002/91/EC