



VERITY
FREARSON

5 ELLIS COURT, HARROGATE, HG1 2SH

£625,000

5 ELLIS COURT,

Harrogate, HGI 2SH

A fantastic opportunity to purchase this most impressive ground-floor apartment within this attractive gated development in a superb position adjoining the Valley Gardens. The spacious apartment provides generous accommodation and has the advantage of a garage, parking space and storeroom.

The attractive period property is approached via electric gates from Cornwall Road and stands within attractive communal grounds, which have direct access to the Valley Gardens. The apartment has the advantage of a garage, allocated parking, storeroom and use of the residents' and visitor parking spaces. The apartment is accessed via attractive and well-maintained communal hallways with lift facilities. Within the flat there is a large reception hallway with dining area, a sitting room with attractive period features including glazed doors leading to a Juliet balcony, together with a kitchen, study, shower room and two bedrooms including a master bedroom with en-suite shower room.

This is a truly one-off and individual apartment in a fine position. An internal inspection to appreciate the size and quality of the apartment and position is strongly recommended.



Dining / Reception Hall · Sitting Room · Dining Kitchen

2 Bedrooms · En-Suite Shower Room · Bathroom

Ample Residents' And Visitor Parking · Garage · Attractive Communal Grounds And Gardens







ACCOMMODATION

GROUND FLOOR

RECEPTION / DINING HALL

A spacious reception hall with space for dining area and fitted cupboards.

SITTING ROOM

A large reception room with high ceilings and ceiling cornicing and picture rail. Windows to front and glazed doors lead to a Juliet balcony. Marble fireplace with electric fire.

DINING KITCHEN

With a range of wall and base units, gas hob, integrated oven, microwave, plumbing for washing machine, integrated fridge / freezer and integrated dishwasher. Dining area and windows to side.

BEDROOM 1

A large double bedroom with full-height window to side and further window to front. Fitted wardrobes.

EN-SUITE SHOWER ROOM

With WC, washbasin set within a vanity unit and large walk-in shower. Heated towel rail.

BEDROOM 2

A double bedroom window to side and fitted wardrobe.

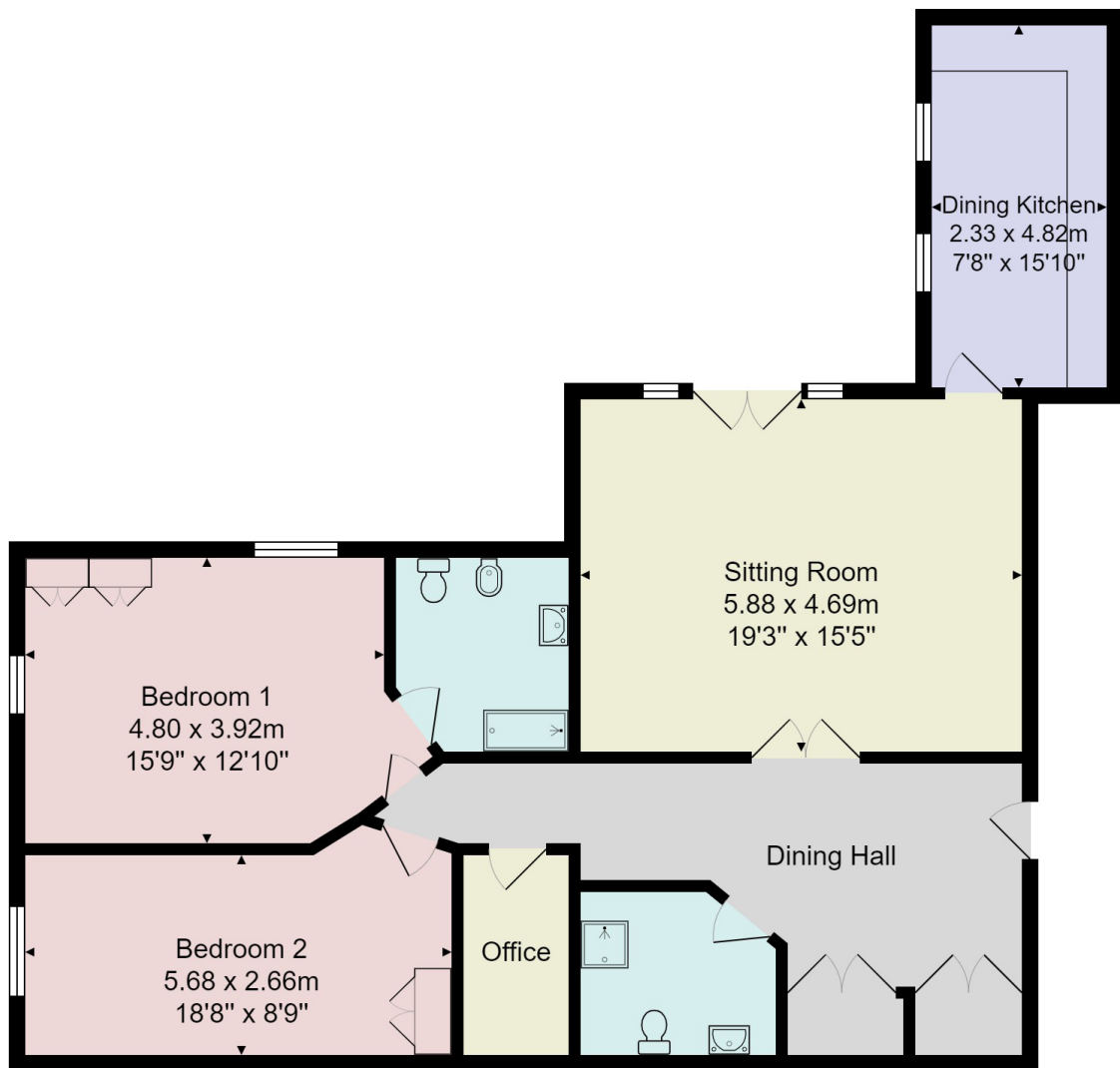
OFFICE

Providing a useful workspace.

SHOWER ROOM

With WC, washbasin and shower.

FLOOR PLAN



Total Area: 111.7 m² ... 1203 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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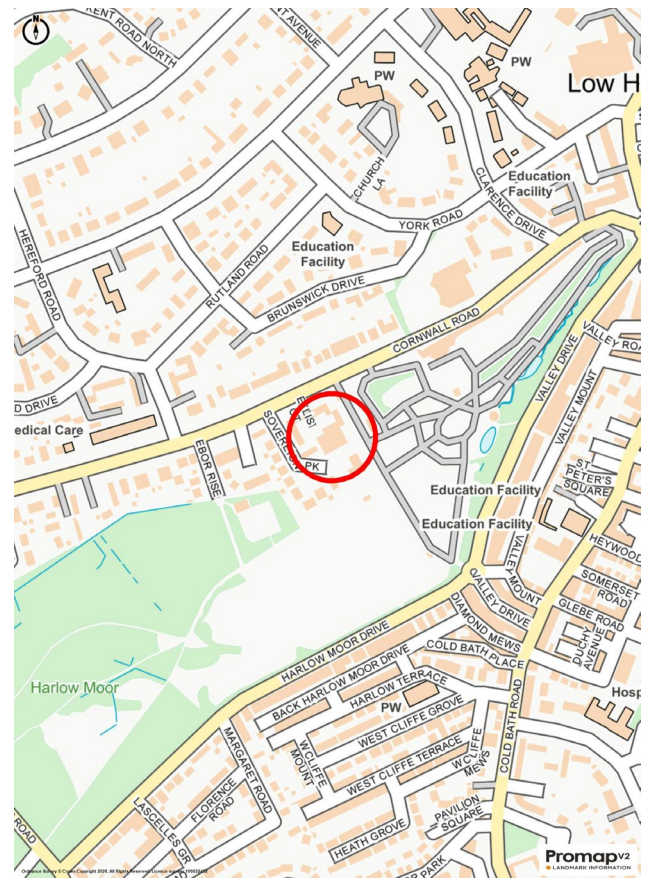
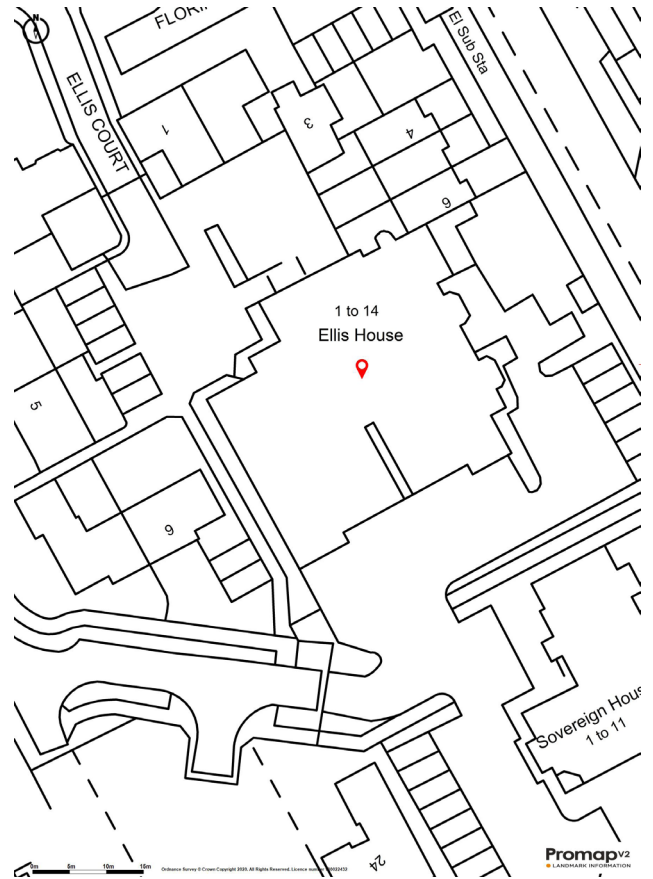
Outside

Ellis House is accessed via electric gates and stands within attractive and well-maintained grounds. A lockable pedestrian gate leads directly to the adjoining Valley Gardens. The apartment has the benefit of a large garage with electrically-operated door, in addition to a useful basement storeroom. There is allocated parking for the apartment in front of the garage, together with ample residents' and visitor parking in the car park to the front of the property.

Services

All mains services connected.

Council Tax Band - F



Harrogate

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