



5 Chapman House, Chapman Square, Harrogate, HG1 2SQ

£195,000

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A beautifully presented one-bedroom ground-floor apartment with the benefit of parking, in this super position close to the Valley Gardens and the town centre overlooking Cornwall Road.

The apartment offers spacious, well-presented accommodation with the benefit of gas central heating and double glazing throughout. The accommodation comprises a spacious reception room providing a sitting and dining area, modern fitted kitchen, double bedroom and shower room. The property has the advantage of generous fitted storage.

Chapman House is an exclusive development of private residential apartments situated adjacent to the famous Valley Gardens and within easy walking distance of Harrogate town centre. An internal inspection of this excellent apartment, which is available with no onward chain, is strongly recommended.





GROUND FLOOR

ENTRANCE HALL

A spacious reception hall with airing cupboard and tiled flooring.

SITTING / DINING ROOM

A reception room with bay window to front with sitting and dining areas. Large fitted storage cupboard.

KITCHEN

With a range of modern wall and base units with granite worktops. Electric hob and integrated oven, together with integrated fridge / freezer, washing machine and dishwasher. Large sash window to front.



BEDROOM 1

A double bedroom with windows to front and extensive range of fitted wardrobes.

SHOWER ROOM

A modern white suite with WC, washbasin and large walk-in shower. Heated towel rail and tiled floor. Window to front.

OUTSIDE

The apartment has the benefit of residents' and visitors' parking in a car park to the front, together with access to a shared garden space to the rear of the property.



Tenure - Leasehold

Council Tax Band - D





Total Area: 59.7 m² ... 643 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
70	71	70	71

Energy Efficiency Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (9-20), G (1-8).
 Environmental (CO₂) Impact Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (9-20), G (1-8).

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