



Apartment 2, 1 Sanders Walk, Harrogate, North Yorkshire, HG1 4FA

£200,000

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A beautifully presented ground-floor two-bedroom apartment with en-suite facilities and the advantage of two off-road parking spaces.

This spacious and very well-presented apartment forms part of this modern development close to the Stray and is approached by a well-maintained communal hallway. The apartment provides high-quality accommodation which includes a sitting room, a well-equipped fitted kitchen with dining area, two double bedrooms including a master bedroom with en-suite shower room, and the house bathroom. There is also a spacious hallway with a fitted cupboard and utility area. The property stands within attractive and well-maintained communal grounds and has the advantage of two allocated off-road parking spaces.

Sanders Walk situated just off Claro Road close to the Stray and is well served by excellent local amenities, just a short walk from Harrogate town centre.





GROUND FLOOR

RECEPTION HALL

A spacious reception hall with fitted cupboard and utility cupboard with plumbing for washing machine.

SITTING ROOM

A bright and airy reception room with windows to front and side.

KITCHEN

A modern fitted kitchen with a range of stylish fitted wall and base units with integrated appliances including electric hob, extractor hood above, integrated oven, dishwasher and fridge / freezer. Tiled flooring.



BEDROOM 1

A double bedroom with window to side and fitted wardrobes.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A further double room with window to side.



BATHROOM

A modern white suite with WC, washbasin and bath with shower above. Tiled walls and floor and heated towel rail.

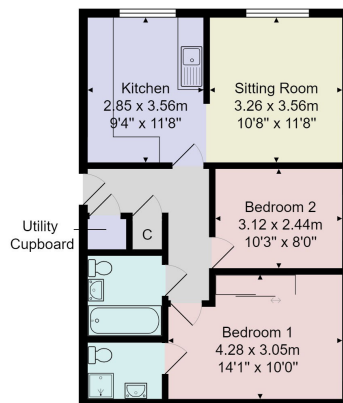
OUTSIDE

The property has the advantage of two allocated off-road parking spaces. There is also a bike store for the use of all residents.

Tenure - Leasehold

Council Tax Band - B





Total Area: 58.7 m² ... 632 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

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| Energy Efficiency Rating | | Environmental (CO ₂) Impact Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 68 | 88 | B8 | B8 |

Very energy efficient - lower running costs
 (91-100) A
 (81-90) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs
 EU Directive 2002/91/EC

Very environmentally friendly - lower CO₂ emissions
 (81-90) A
 (61-80) B
 (41-60) C
 (21-50) D
 (1-20) E
 (1-20) F
 (1-20) G
 Not environmentally friendly - higher CO₂ emissions
 EU Directive 2002/91/EC