



Flat 2, 1 Leeds Road, Harrogate, North Yorkshire, HG2 8AW

£485,000

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An impressive first-floor apartment providing spacious accommodation with stunning views directly overlooking the famous Harrogate Stray.

This super apartment provides generous and flexible accommodation arranged over the first floor of this impressive period property. The apartment has been well maintained but now offers buyers the opportunity to update and modernise the accommodation to suit their own requirements. There is a stunning large sitting room which has a bay window with superb views directly overlooking the Stray plus a kitchen, bathroom and three bedrooms, including a master bedroom with en-suite shower room. There is excellent storage space inside and outside of the apartment, a single garage and communal garden.

This stunning Strayside apartment is situated in a most convenient location being just a short level walk from Harrogate town centre and associated amenities as well as being well served by the excellent local amenities along Leeds Road.





FIRST FLOOR

RECEPTION HALL

A spacious reception hall with fitted cupboards.

SITTING ROOM

A large and impressive reception room with bay window directly overlooking the adjoining Stray. Attractive fireplace with living-flame gas fire and ceiling corning.

DINING ROOM / BEDROOM 3

A further reception room, currently used as a dining room, with potential to be used as a third bedroom or office, if required. Window to side.



BREAKFAST KITCHEN

The kitchen comprises a range of wall and base units with space for appliances and window overlooking the Stray. A breakfast room provides a spacious dining area with fitted cupboards and window.

BEDROOM 1

A large bedroom with bay window overlooking the Stray and further window to side.

EN-SUITE SHOWER ROOM

With WC, basin and shower.

BEDROOM 2

A double bedroom with windows to side and fitted wardrobe.



BATHROOM

With WC, washbasin and bath. Window to side.

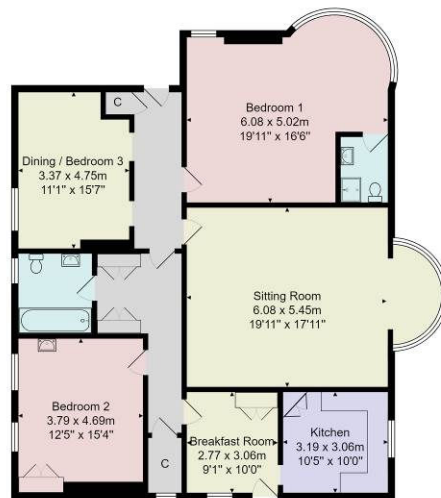
OUTSIDE

The property has a **SINGLE GARAGE** which can be used for parking and storage. Residents also have use of the communal outdoor parking areas around the property. There is a communal outdoor sitting area situated at the rear of the property for the use of all residents. The apartment also has the use of useful indoor and outdoor storage rooms.

Tenure - Leasehold

Council Tax Band - F





Total Area: 152.5 m² ... 1641 ft²

All measurements are approximate and for display purposes only.

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