

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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**8 St Mark's Court, Leeds Road, Harrogate, North Yorkshire, HG2 8AY**

**£230,000**

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## 8 St Mark's Court, Leeds Road, Harrogate, North Yorkshire, HG2 8AY

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A spacious and well-presented ground-floor apartment with two bedrooms, two bathrooms and a single garage, situated in this most convenient south Harrogate location, close to excellent amenities.

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This super apartment provides spacious accommodation with a large reception room plus kitchen and bathroom, together with two bedrooms, including a master bedroom with en-suite.

The property is situated in a most convenient location on Leeds Road, close to excellent local amenities including a nearby parade of shops and is just a short distance from the Stray and Harrogate town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **KITCHEN**

With a range of wall and base units with gas hob and integrated oven, dishwasher and washing machine. Window to front.

### **SITTING ROOM**

A large reception room with space for sitting and dining areas. Fireplace with gas fire and window to front.

### **BEDROOM 1**

A double bedroom with bay window to rear and fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

With WC, washbasin and shower.

### **BEDROOM 2**

A further double bedroom with window to rear.

### **BATHROOM**

With WC, washbasin and bath.

### **OUTSIDE**

The property stands within attractive communal grounds and has the advantage of a **SINGLE GARAGE**.

### **AGENT'S NOTE**

Owners are permitted to rent the property to tenants on an Assured Shorthold Tenancy

Owners are (not) permitted to let the property on a short-term basis (holiday let etc)

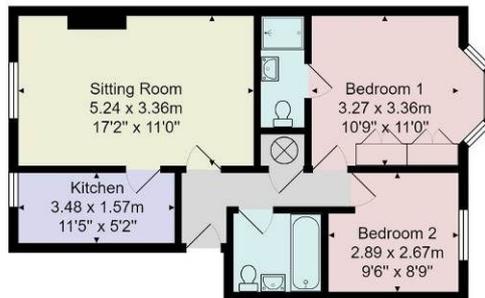
Pets are permitted, subject to consent from the management company.

### **TENURE**

The Management Company is governed by the flat owners. Currently, annual maintenance costs are £1,200 pa (two instalments of £600). There is no ground rent.

**Council Tax Band - C**





Total Area: 56.3 m<sup>2</sup> ... 606 ft<sup>2</sup>

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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## Verity Frearson

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