



Flat 2, 113a Kings Road, Harrogate, North Yorkshire, HG1 5HZ

£200,000

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A spacious and very well-appointed two-bedroomed first- and second-floor duplex apartment, in excellent decorative order throughout, situated in this popular and highly convenient residential position.

This superb duplex apartment offers deceptively generous accommodation and has the benefit of gas central heating and double glazing throughout.

Excellent location well served by the wide range of local shops and services on King's Road, whilst also being within easy walking distance of the town centre. Available with no onward chain, any early internal inspection is strongly recommended.





GROUND FLOOR

Front door leads to –

SHARED ENTRANCE HALL

Private inner door leads to –

PRIVATE STAIRWELL

Leading to –

FIRST FLOOR

LANDING

Fitted cupboard housing the gas central heating boiler.

LOUNGE

With large double-glazed bay window to front, central heating radiator and ceiling cornice. Feature rustic brick chimney breast with feature fireplace.

DINING KITCHEN

Double-glazed window to rear. Extensive range of modern fittings comprising base cupboards with work surfaces above having inset single-drainer stainless-steel sink unit, tiled splashbacks and matching wall-mounted units. New built-in electric hob with electric oven below and extractor hood above. Brand-new free-standing fridge / freezer. Space and plumbing for both washing machine and dishwasher. Central heating radiator.

BATHROOM

A generous room with double-glazed windows to rear and side. Modern white suite comprising low-flush WC, pedestal washbasin, free-standing ball-and-claw bath and good-sized separate fully tiled shower cubicle. Chrome heated towel rail and central heating radiator.

SECOND FLOOR

HALF LANDING

Small eaves store room (8'3 x 5'9) with skylight window.

BEDROOM 1

Double-glazed windows to front and central heating radiator.

BEDROOM 2

Double-glazed window to rear and central heating radiator.

OUTSIDE

Shared path leads to front door. No garage or garage space. Ample on-street parking available in the immediate vicinity.

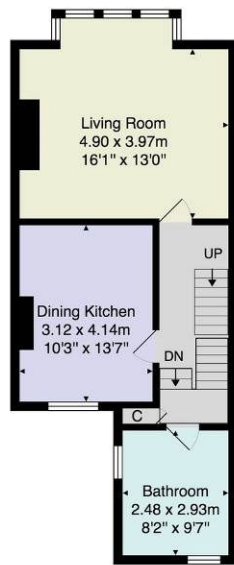
TENURE

Long Leasehold, having the remainder of a 999-year lease and a 2/3 responsibility for the building as a whole.

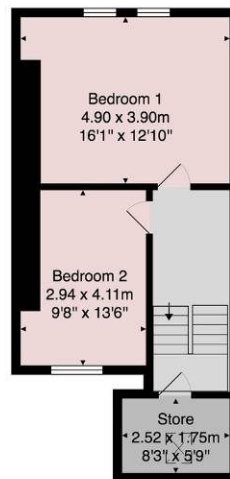
AGENT'S NOTE

A new central heating boiler was fitted in October 2017.

Council Tax Band - A



First Floor



Second Floor

Verity Frearson

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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
2013 Energy Rating: 55 2013 Environmental Impact: 48		2020 Energy Rating: 29 2020 Environmental Impact: 10	
Legend: A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)		Legend: A (10-15) B (16-20) C (21-25) D (26-30) E (31-35) F (36-40) G (41-45)	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	