



Flat 6, 2a Leadhall Drive, Harrogate, North Yorkshire, HG2 9NL

£200,000

## Flat 6, 2a Leadhall Drive, Harrogate, North Yorkshire, HG2 9NL

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A very well-presented and spacious first-floor apartment providing generous accommodation together with a parking space and single garage.

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The property provides modern accommodation comprising a large open-plan living area and kitchen, a large double bedroom, a modern bathroom and study. The property stands within attractive and well-maintained communal gardens and has the advantage of a parking space and single garage.

The apartment forms part of an attractive detached property which is situated on a quiet residential street on the south side of Harrogate well served by excellent local amenities and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **FIRST FLOOR**

### **RECEPTION HALL**

With a useful fitted storage cupboard.

### **SITTING / DINING ROOM**

A stunning open plan living space with sitting and dining areas, large window to side and further window to rear. The kitchen comprises a range of modern wall and base units with electric hob, oven, integrated fridge and freezer and plumbing for a washing machine.

### **BEDROOM**

A large double bedroom with window to side and fitted wardrobes.



### **BATHROOM**

A modern white suite with WC, basin and bath with shower above. Window to side and heated towel rail.

### **STUDY**

Providing a useful workspace with fitted cupboard.

### **OUTSIDE**

The property stands within attractive and well-maintained communal gardens and grounds. The apartment has the advantage of a single garage with a parking space in front of the garage.

### **AGENT'S NOTES**

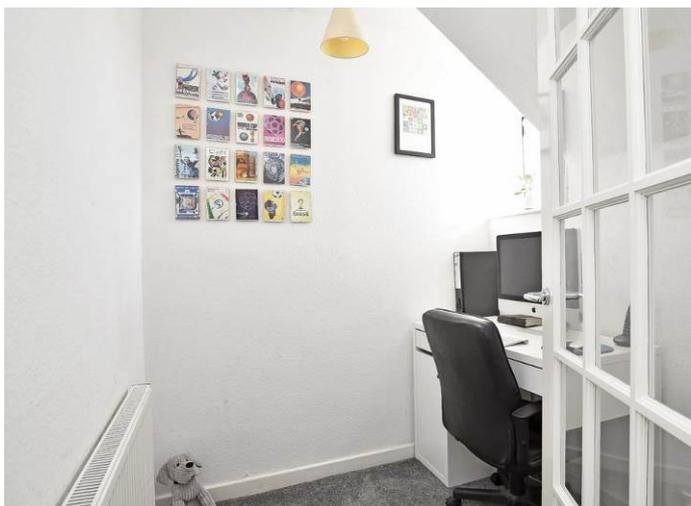
The property is understood to be long leasehold having an original 999-year lease from 2002. The flat-owners have one share each of the management company. The property can be let on an Assured Shorthold Tenancy of a minimum of six months. Holiday lets and Airbnb are strictly not permitted. Evans Rennie are the managing agents.

The management company owns the freehold of the property.

The service charge is £195 per calendar month and includes lighting, heating and power in communal areas, buildings insurance, gardening, window cleaning, accountancy fees, professional fees, together with a contribution to repairs and maintenance, as required.

Pets are allowed with permission of the management company (the current owner of the property owns a dog).

Please note that the above information has been provided by the owner of the property in good faith but we advise the buyer's solicitors to seek clarification on these points through the conveyancing process.





Total Area: 77.4 m<sup>2</sup> ... 833 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
105-110	A		
81-104	B		
65-80	C		
49-64	D		
34-48	E		
17-33	F		
1-16	G		
<small>                     See energyefficiency.gov.uk for more information                      England &amp; Wales                      EU Directive 2002/91/EC                      www.eur-lex.europa.eu                 </small>		72	72