



19 Martin Grange, Otley Road, Harrogate, HG2 0DL

£259,000

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A spacious two-bedroom first-floor apartment forming part of this popular retirement development situated in a prime position adjoining the famous Harrogate Stray.

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This excellent apartment is in good order throughout, with a spacious reception room, two bedrooms, kitchen, modern bathroom and cloakroom.

Martin Grange offers a wonderful living environment which combines the privacy and pleasure of home ownership, impressive shared facilities for social enjoyment, the latest safety and security features and 24-hour specialist care and support, whenever needed.





## **FIRST FLOOR**

### **ENTRANCE HALL**

Useful storage cupboards with hanging rails and shelving. Telephone intercom.

### **CLOAKROOM**

Low-flush WC, washbasin. Tiled walls, extractor fan. Cupboard storage and shelving. Central heating radiator.

### **LOUNGE**

Spacious room with uPVC double-glazed windows to the front. Central heating radiator. Archway to -

### **KITCHEN**

A range of wall and base units with contrasting work surfaces having inset sink and tiled splashbacks. Electric oven, induction hob and extractor fan over. Integral fridge and freezer, integral dishwasher.

### **BEDROOM 1**

Fitted wardrobe. uPVC double-glazed window to the front. Central heating radiator.

### **EN-SUITE WET ROOM**

Fully tiled walls and sealed floor with grate, shower and hand rails. Vanity unit with inset washbasin and low-flush WC. Extractor fan and central heating radiator.

### **BEDROOM 2**

uPVC double-glazed window to the front and central heating radiator.

### **AMENITIES**

Residents of Martin Grange have the use of excellent onsite facilities, which include a café/bistro (meals to be paid for separately), residents' lounge, hair and beauty salon, attractive gardens with seating areas, wheelchair access throughout and car parking. Residents also have access to an on-site care team, which is available 24 hours a day, an extensive social programme, 24-hour emergency assistance, optional daily contact and a Premier Warranty.

All charges are reviewed every April.

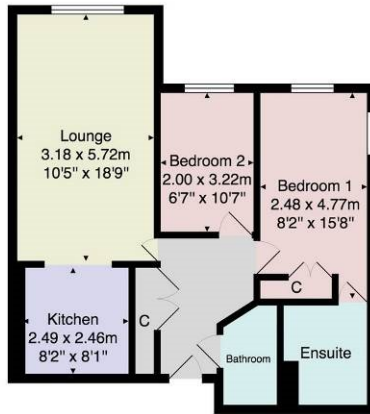
### **AGENT'S NOTE**

The accommodation is carpeted throughout and there are television and telephone points and provision for satellite TV, Sky-Plus, video-entry system and a 24-hour emergency alarm.

**Tenure** - Leasehold

**Council Tax Band** - D





Total Area: 61.3 m<sup>2</sup> ... 659 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

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

**01423 562531**

sales@verityfrearson.co.uk

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<small>Energy Efficiency Rating: based on SAP 10.0. 100-90% C, 90-80% D, 80-65% E, 65-55% F, 55-40% G</small>		<small>Environmental (CO<sub>2</sub>) Impact Rating: based on SAP 10.0. 100-90% A, 90-80% B, 80-70% C, 70-60% D, 60-50% E, 50-40% F, 40-30% G</small>	
<small>England &amp; Wales EU Directive 2002/91/EC</small>		<small>England &amp; Wales EU Directive 2002/91/EC</small>	