



4 Brunswick House, West Park, Harrogate, North Yorkshire, HG1 1BL

£500,000

Guide Price



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A superb three-bedroom first-floor apartment with parking, situated in this delightful town centre position with superb views over the adjoining West Park Stray.

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This excellent apartment provides spacious and good quality accommodation over the first floor with two reception rooms having bay windows overlooking the Stray, together with a well-equipped kitchen, three bedrooms, en-suite bathroom and shower room. The apartment also has the distinct benefit of a private allocated parking space.

This super apartment is located in the heart of Harrogate, being just a few minutes' walk from the town's many amenities, and enjoys a delightful outlook to the front overlooking the Stray. Offered for sale with no onward chain.







## **GROUND FLOOR**

### **ATTRACTIVE COMMUNAL HALLWAY**

With stairwell leading to the first floor, where there is a private entrance into the apartment.

## **FIRST FLOOR**

### **RECEPTION HALL**

A spacious reception hall with fitted cupboard.

### **SITTING ROOM**

A good-sized reception room with bay window to front directly overlooking the Stray. Attractive fireplace with living-flame gas fire and wood panelled walls.

### **KITCHEN**

With a range of fitted wall and base unit with electric hob, double oven, integrated microwave, dishwasher, washing machine, fridge and freezer. Windows to side and rear.

### **DINING ROOM**

A large reception room or further bedroom with bay window to front overlooking the Stray.

### **BEDROOM 1**

A double bedroom with a window to rear.

### **EN-SUITE BATHROOM**

A modern white suite with WC, washbasin and large bath. Tiled walls and floor and heated towel rail.

### **BEDROOM 2**

A double bedroom with window to rear and fitted cupboard.

### **BEDROOM 3**

A further bedroom with window to front overlooking the Stray.

### **SHOWER ROOM**

A white suite with WC, washbasin set within a vanity unit and shower. Window to side.

## **OUTSIDE**

The apartment also has the distinct benefit of a private allocated parking space.

**Tenure** - Leasehold

**Council Tax Band** - F







Total Area: 112.5 m<sup>2</sup> ... 1211 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

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