



4 Epsom Court, Skipton Road, Harrogate, HG1 3BR

£159,950

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A stunning two-bedroom apartment offering excellent, modern accommodation with en-suite facilities and parking.

The impressive accommodation has a large open-plan living space with a high-quality kitchen, two bedrooms, en-suite shower room and house bathroom. The apartment forms part of this modern development comprising 14 newly apartments over three floors. The property is situated on the ground floor has gas central heating and an audio entry phone system, which allows automatic access to guests via the main entrance. Secure, private car parking is provided and accessed from Skipton Road.

Epsom Court is situated on the corner of Skipton Road and Ripon Road, close to a range of local amenities and just a short distance from Harrogate town centre.





GROUND FLOOR

LIVING KITCHEN

A stunning open-plan living area with sitting and dining space with windows to side and rear. There is a contemporary fitted kitchen with a range of stylish wall and base units with fully integrated appliances.

BEDROOM 1

A double bedroom window to side and fitted wardrobes.

EN-SUITE SHOWER ROOM

A modern white suite with WC, washbasin set within a vanity unit, shower and heated towel rail.

BEDROOM 2

A double bedroom window to side.

BATHROOM

A white modern suite with WC, washbasin set within a vanity unit and bath with shower above. Heated towel rail.

OUTSIDE

The property has the advantage of an allocated parking space.

AGENTS NOTE

125 year lease from 2016. Ground Rent currently £200 pa (increasing to £400 pa in 2026). Service charge is £1440 pa.



Tenure - Leasehold

Council Tax Band - B





Total Area: 64.9 m² ... 699 ft²

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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Energy Efficiency Rating		Current	Potential
Less energy efficient - higher running costs			
94-100	A		
81-93	B		
69-80	C		
55-68	D		
40-54	E		
21-39	F		
1-20	G		
More energy efficient - lower running costs			
England & Wales			
EU Directive 2002/91/EC			
www.epc.co.uk			