



22 Haywra Court, Haywra Street, Harrogate, HG1 5SP

£175,000

Offers In The Region Of

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A very spacious two-bedroom second-floor apartment forming part of this popular retirement development within the heart of Harrogate.

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This excellent apartment has a modern newly upgraded Fischer electric heating system and provides well-presented accommodation, with a spacious reception room, two large double bedrooms, modern kitchen and shower room. The building has lift facilities and residents have the use of the excellent communal facilities.

The property is situated in a superb central location, convenient for all of Harrogate's amenities.





## **GROUND FLOOR**

### **COMMUNAL ENTRANCE**

With recently refurbished residents' lounge and lift to the upper floors. Front key entrance, accessible via the residents' lounge, off East Parade.

### **SECOND FLOOR**

#### **ENTRANCE HALL**

With a fitted storage cupboard and airing cupboard.

#### **SITTING ROOM**

A spacious reception room with space for a sitting and dining area and bay window to front.

#### **KITCHEN**

Having a range of modern wall and base units and work surfaces with inset sink. Electric hob, integrated electric double oven and integrated fridge and freezer.

#### **BEDROOM 1**

A large bedroom with window. Range of fitted wardrobes.

#### **BEDROOM 2**

A further good-sized bedroom with window. Currently used as the dining room.

#### **BATHROOM**

Newly fitted shower room incorporating shower, low-flush WC and washbasin.

#### **OUTSIDE**

The development stands in its own grounds with communal gardens. Residents' and visitors' parking in a private car park to the rear.

#### **TENURE**

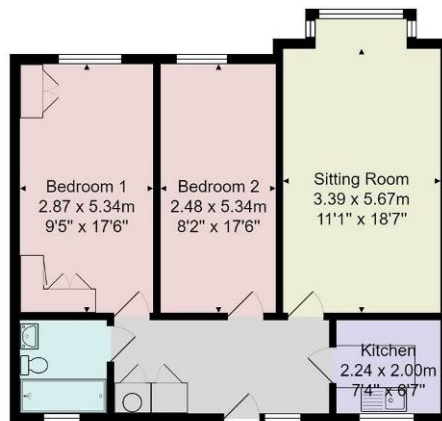
Long Leasehold, having an original term of 125 years from 1997. The service charge is understood to be £247 per calendar month. The service charge includes buildings insurance, communal cleaning and lighting, all the communal services and water rates.

#### **SERVICES**

An estate manager works at the property Monday to Friday, 10am to 3pm. There is also direct access to a 24-hour helpline via emergency pull cords in each room of the apartment. Residents have use of a recently refurbished residents' lounge and laundry facilities. There is also a guest suite available for hire.

**Council Tax Band - D**





Total Area: 70.3 m<sup>2</sup> ... 757 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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