



Apartment 1, 4 Hyde Park Road, Harrogate, HG1 5NR

£175,000

## Apartment 1, 4 Hyde Park Road, Harrogate, HG1 5NR

---

A very spacious and very well-presented one-bedroom apartment with garden, private rear entrance and large basement, situated in this convenient town-centre location.

---

This super property provides generous accommodation within this attractive period property. On the ground floor there is a large sitting room with bay window, together with modern, well-equipped kitchen, modern bathroom and bedroom. There is a large basement that currently provides useful storage space but has huge potential for further development. The property is presented to a high standard, having been newly decorated throughout with the benefit of new carpets.

The property has the rare benefit of a private rear garden which provides an excellent paved outdoor sitting area. The property is situated in this most convenient location in the heart of Harrogate town centre just a stone's throw away from the railway station and the many varied amenities of the town. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A spacious reception room with space for sitting and dining areas. Bay window to front and attractive fireplace with living-flame gas fire.

### **KITCHEN**

With a range of modern, newly fitted wall and base units with induction hob, oven and microwave and space and plumbing for washing machine and dishwasher.

### **BATHROOM**

A modern white suite with WC, washbasin and bath with shower above. Heated towel rail.

### **BEDROOM**

A good-sized bedroom.

### **LOWER GROUND FLOOR**

There is a large basement with very good-sized rooms. Currently used as storage but with huge potential for further development.

### **OUTSIDE**

The property has the advantage of a courtyard garden to the rear with access via a door from the kitchen.

### **AGENT'S NOTE**

The property is long leasehold. The lease is 999 years from 1984. There is no monthly service charge. Each leaseholder required to pay a third of any repairs/maintenance.

The freehold is owned equally by the three owners of the three flats within the building.

Ground rent is £10 per year.

Subletting as permitted.

Short-term lets are not permitted.

**Council Tax Band - B**





Total Area: 105.5 m<sup>2</sup> ... 1136 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.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			