



Flat 1, 35 Christ Church Oval, Harrogate, North Yorkshire, HG1 5AJ

£200,000

Guide Price

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A two-bedroom ground-floor apartment with private entrance, garden and parking space, situated in this desirable location on the Stray and within easy level walking distance of the town centre.

The apartment forms part of this attractive Grade II listed period conversion and provides well-presented accommodation comprising a large hallway, sitting room, kitchen, two double bedrooms and bathroom. The apartment has the rare benefit of a good-sized private garden situated to the front of the property and off-road parking space and has the benefit of a private entrance.

Christ Church Oval is a quiet and desirable location being adjacent to the Stray and within easy walking distance of the town centre. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A reception room with window to side and fireplace with electric fire.

KITCHEN

With a range of wall and base units with electric hob, oven and space for a fridge.

UTILITY CUPBOARD

With storage space and space and plumbing for washing machine with fitted shelving.

BEDROOM 1

A double bedroom.



BEDROOM 2

A double bedroom with window to side and fitted wardrobe.

BATHROOM

A white suite with WC, basin, bath and shower.



OUTSIDE

The property has a private and good sized garden. And an allocated off road parking space.

Tenure - Long leasehold. Share of freehold.

Council Tax Band - C





Kitchen
1.85 x 1.98m
6'1" x 6'5"

Total Area: 53.1 m² ... 571 ft²

All measurements are approximate and for display purposes only.

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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		Current	Potential
<small>Energy efficiency class - energy saving costs</small> <small>2024</small>			
A			
B			
C			
D			
E			
F			
G			
<small>CO₂ emissions (kWh/m²/year)</small>			
			70
			57
<small>CO₂ savings potential - further improvements</small>			
<small>England & Wales</small>		<small>EU Directive</small> <small>2002/91/EC</small>	
<small>www.epc.org.uk</small>			