



Flat 2, 4 Harcourt Road, Harrogate, North Yorkshire, HG1 5NL

£295,000

Guide Price

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A charming first-floor three-bedroomed apartment in this characterful building, believed to be one of Harrogate's earliest purpose-built apartment blocks.

This spacious property occupies the whole of the first floor of the property, with the advantage of gas central heating, double glazing and private entrance. The accommodation comprises a spacious sitting room with original fireplace together with a fitted kitchen. There are three double bedrooms including the third bedroom which has potential to be used as a second reception room if required. There is also a useful utility room, WC and bathroom.

Harcourt Road is a quiet location yet just a few minutes' level walk from Harrogate town centre and its associated amenities.





GROUND FLOOR

A private entrance door leading to staircase to –

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FIRST FLOOR

LANDING

Double-glazed window.

RECEPTION HALL

Dado rail and two central heating radiators.

SITTING ROOM

With bay window and further window to side, original fireplace with tiled interior and hearth.

BREAKFAST KITCHEN

Fitted with a range of wall and base units with work surfaces over and sink. Stainless-steel gas hob with oven, integrated dishwasher and built-in fridge. Original tiled walls and floor, recessed cupboards, double glazed window and access to rear staircase with double-glazed window and large storeroom.

UTILITY ROOM

Double-glazed window, plumbing for washing machine and gas-fired boiler. Tiled floor.

DINING ROOM / BEDROOM 3

A further reception room or third bedroom. Bay window. Central heating radiator.

BEDROOM 1

Double-glazed windows to two sides, picture rail and central heating radiator. Fitted wardrobe.

BEDROOM 2

Double-glazed window. Double wardrobes providing storage and hanging space. Picture rail and central heating radiator.

BATHROOM

Fitted with a white suite comprising original roll-top bath with telephone shower over, washbasins and separate shower cubicle. Original tiling, central heating radiator and double-glazed window.

SEPARATE WC

With high-flush WC. Window to rear. Original tiling to walls and floor.

AGENTS NOTE

There are 3 Flats in the building, this is the first floor and each flat owns 1/3rd of the free hold. Long Lease of 999 years from 1992.

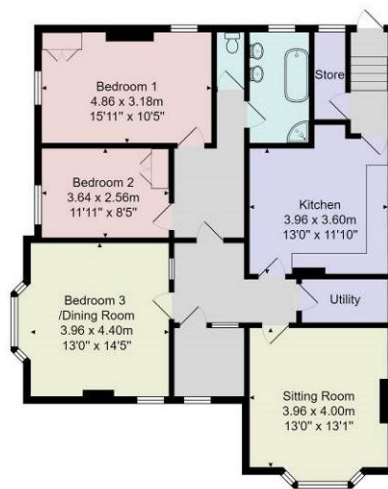
No management company, they share the bills etc but they do pay £50pm SC plus £26 a month for building insurance.

You can rent out the flat.

Pets are allowed with consent of the other residents but can be asked to leave if they are a nuisance.

The building is understood to have been built in 1917.

Tenure - Leasehold



Total Area: 114.6 m² ... 1234 ft²
 All measurements are approximate and for display purposes only.
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