



1a (Garden Flat), 40 Leeds Road, Harrogate, HG2 8BQ

£190,000

Guide Price

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A beautifully presented one bedroomed duplex apartment with the advantage of an enclosed rear garden and garage situated in this popular location close to the Stray and local amenities and just a short distance from the town centre.

This excellent property provides accommodation which is presented to a high standard arranged over the ground floor and lower ground floor of this attractive period property. There is a private entrance which leads to the apartment where there is a well appointed living room with fitted cabinets and attractive fireplace and glazed doors leading to a covered sitting area at the front of the property. There is also a modern fitted kitchen and shower room.

Stairs lead down to where the bedroom is situated which is a large double bedroom with fitted wardrobes and a window overlooking the garden. To the rear of the property there is a good sized and attractive garden. There is also a garage. The property is situated in this convenient location well served by local amenities, and close to the Stray and within easy walking distance of Harrogate town centre.





GROUND FLOOR

LIVING ROOM

A large reception room with attractive fireplace and fitted cabinets and shelving. There are glazed doors to the front of the property which lead to a covered sitting area.

KITCHEN

A range of quality fitted wall and base units with gas, hob and electric oven and integrated appliances.

SHOWER ROOM

A white, modern suite with WC, basin and shower. Heated towel rail.



LOWER GROUND FLOOR

BEDROOM

A double bedroom with fitted wardrobes and window to rear.

OUTSIDE

To the rear of the property. There is an attractive lawn garden. Glazed doors from the living room lead to a covered sitting area at the front of the property. There is a garage located at the rear of the building.

AGENTS NOTE

Basic gardening by way of lawn mowing and bush/hedge trimming is included in the management fee.



999 year lease from 30th September 1981.

Annual ground rent £25.

Monthly service/management fee £100.

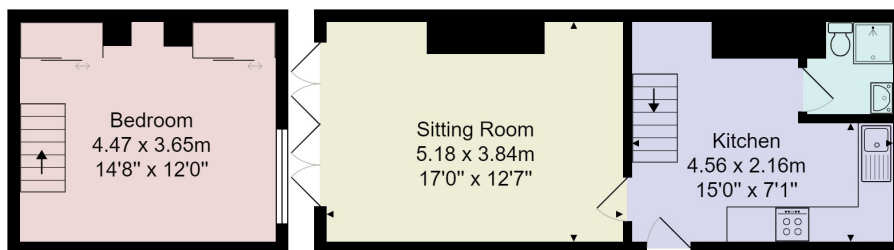
The annual ground rent is covered by the monthly management fee.

The property is leasehold and the freehold is owned by a management company formed by all the current flat owners. (40-42 Leeds Road Ltd).

Subletting is allowed and domestic pets.



Council Tax Band - A



Lower Ground Floor

Ground Floor

Total Area: 55.2 m² ... 594 ft²

All measurements are approximate and for display purposes only.

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