



25 Granby Park, Harrogate, North Yorkshire, HG1 4AE

£265,000

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A beautifully presented two-bedroom ground-floor apartment with private entrance and access to the attractive communal gardens, enjoying a delightful outlook over the adjoining Stray.

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This super Stray-side apartment forms part of this popular development and is presented to a high standard, and now provides a stylish modern kitchen, together with shower room, two double bedrooms, and a spacious reception room with a large window directly overlooking the Stray. The property stands within attractive and well-maintained communal gardens for the benefit of all residents, and the apartment has a single garage.

Granby Park is conveniently situated close to a range of amenities, including shops and cafes and is within easy walking distance of the town centre. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE PORCH**

A spacious porch with a tiled floor and windows overlooking the communal gardens.

### **SITTING ROOM**

A spacious reception room with large window overlooking the Stray. Electric fire.

### **KITCHEN**

With a range of modern wall and base units and space and plumbing for appliances. Cooker included.

### **BEDROOM 1**

A double bedroom window to front and large walk-in cupboard.

### **BEDROOM 2**

A further double bedroom with window to rear and fitted wardrobe.

### **SHOWER ROOM**

A modern white suite with basin set within a vanity unit, and shower. Tiled walls and heated towel rail.

### **SEPARATE WC**

### **OUTSIDE**

The property stands within attractive and well-maintained communal gardens overlooking the Stray. The apartment has the benefit of a single garage situated in a separate suite of garages.

### **TENURE**

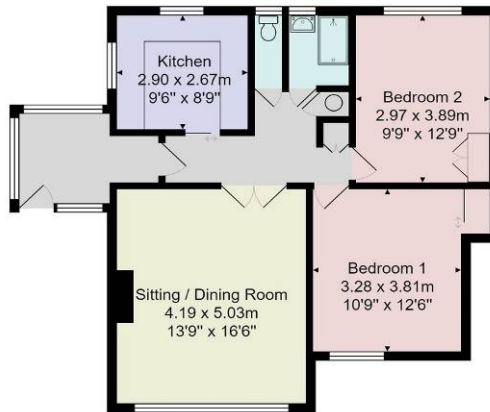
The property is long leasehold. The lease is understood to have an original term of 999 years.

Each flat-owner has a share of the management company and the management company owns the freehold.

The service charge is approximately £1,600 per annum. Pets are permitted.

**Tenure** - Leasehold

**Council Tax Band** - D



Total Area: 73.1 m<sup>2</sup> ... 787 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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