

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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Flat 1, 66 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0LE

£200,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

Flat 1, 66 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0LE

A very spacious two-bedroom garden apartment with two private entrances, garden and parking to the rear, in this super position on the edge of the Pinewoods and close to excellent amenities and the town centre.

The apartment has electric heating, double glazing throughout and provides well-presented accommodation with a large sitting room, well-equipped kitchen, two double bedrooms and bathroom. The apartment has the benefit of allocated off-road parking and outdoor sitting area.

The apartment forms part of this attractive period property situated on the edge of the Pinewoods, just a short walk from the excellent amenities and parade of shops on Cold Bath Road, as well as the Valley Gardens and the town centre. Offered for sale with no onward chain.





GROUND FLOOR

SITTING ROOM

A spacious reception room with patio doors leading to the garden and electric fire.

KITCHEN

With a range of fitted units with electric hob and oven. Space for appliances. Door leads to the garden.

BEDROOM 1

A large double bedroom with windows.

BEDROOM 2

A further large double bedroom.

BATHROOM

With WC, washbasin and bath with shower above.

OUTSIDE

The property has the advantage of a private outdoor sitting area and allocated parking space.

TENURE

The property is long leasehold. Each flat owner in the building has a share of the management company which owns the freehold of the building.

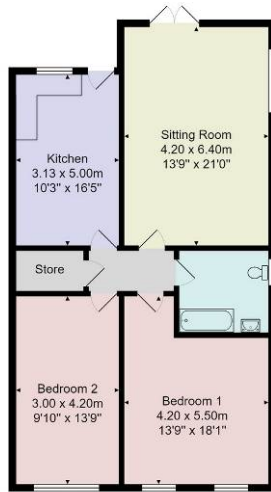
The Service charge is £1,000 pa.

There are no restrictions on renting the flat.

Pets are only permitted with the consent of the other owners within the building.



Council Tax Band - C



Total Area: 94.1 m² ... 1013 ft²

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.
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Verity Frearson

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For all enquiries contact us on:

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | | |
| (39-54) | E | 48 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epcau.com | | | |