



Flat 4, 61 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0LE

£315,000

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A stylish two bedroomed penthouse duplex apartment providing well presented and spacious accommodation with parking, in this delightful position overlooking the adjoining Pinewoods, within a short walk of the excellent amenities of Cold Bath Road and Harrogate town centre.

The spacious accommodation is arranged over the top two floors of this attractive period property. On the first floor, a private door leads to the entrance of the apartment, where there is a private staircase leading to the second floor, where there is a large open plan living area and kitchen together with a double bedroom and modern bathroom. Stairs lead to the second floor where there is the main bedroom and ensuite shower room. The property has excellent storage space within the apartment and the benefit of off street parking and communal front garden.

The property is situated in this popular and desirable location next to the Pinewoods and Valley Gardens and with an easy walking distance of Harrogate town centre.

Offered for sale with no onward chain.





SECOND FLOOR

LIVING KITCHEN

A stunning open plan living space, providing generous sitting and dining areas with vaulted ceiling and a window directly overlooking the adjoining Pinewoods. Wooden flooring and an attractive fireplace with living flame gas fire. The kitchen comprises a range of wall and base units with granite worktop and breakfast bar. Range cooker, integrated fridge, freezer, dishwasher and washing machine.

BEDROOM 2

A double bedroom with a window to the rear.

BATHROOM

A white modern suite comprising WC, basin and freestanding bath. Heated towel rail, fitted cupboards.

THIRD FLOOR

BEDROOM 1

A double bedroom with skylight windows and fitted wardrobes.

ENSUITE

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

OUTSIDE

To the rear of the property, there is a parking area where there is one space for each apartment within the building. There is also a lockable bike store.

AGENTS NOTE

Unable to verify the council tax.

The property is leasehold having an original lease length of 999 years from 2003.

The freehold of the building is jointly owned by the fall flat owners, the company name is West Lodge 61 Ltd.

The service charge is £60 pcm.

Subletting is permitted.

Pets are not permitted.

Tenure - Leasehold





Total Area: 127.3 m² ... 1371 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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