

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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Garden Apartment, 1 Park Avenue, Harrogate, HG2 9BQ

£350,000

Guide Price

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

Garden Apartment, 1 Park Avenue, Harrogate, HG2 9BQ

An impressive three-bedroom garden apartment forming part of this attractive and imposing period property located in an enviable position adjacent to the famous Harrogate Stray, to the south side of the town and within easy walking distance of the town centre.

This individual apartment offers generous accommodation with the distinct benefit of a private entrance and patio gardens, together with single garage. We understand the property is within the catchment area for Harrogate Grammar School.





DINING ROOM / LIVING ROOM

Double-glazed window to rear, coving to ceiling, fireplace and central heating radiator.

KITCHEN

Fitted wall and base units with work surfaces over, sink unit, built-in electric oven and gas hob with extractor hood above. Space for dishwasher, fridge / freezer and washing machine. Double-glazed windows to side and rear. Combination boiler and central heating radiator.

BEDROOM 1

Double-glazed windows to front, built-in wardrobes and central heating radiator.

BEDROOM 2

Double-glazed window to side and central heating radiator.

BEDROOM 3

Double-glazed window to side and central heating radiator.

BATHROOM

Four-piece white suite comprising panelled bath, step-in shower cubicle, washbasin and WC. Tiling to walls and floor, extractor fan.



OUTSIDE

A particular feature of the property is the courtyard-style garden providing a useful outside space for sitting and potted plants. A second courtyard is also located to the side of the property. Single garage with space to park a car in front of it.



Tenure

Leasehold

No S/C or GR just pay as and when and split between 3 flats.

999 year lease from 24/08/1990.

Council Tax Band - A





Total Area: 93.3 m² ... 1005 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(69-90)	C		78
(55-68)	D		
(39-54)	E		55
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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