



Garden Apartment, 31 Leeds Road, Harrogate, HG2 8AY

**£220,000**

Fixed Price

## Garden Apartment, 31 Leeds Road, Harrogate, HG2 8AY

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A spacious and well-presented two-bedroom apartment with private entrance, parking space and garden situated in this desirable south Harrogate location.

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This superb property provides modern accommodation with a stylish fitted kitchen, large open-plan living area, two double bedrooms, modern bathroom and en-suite shower room. A particular feature of the property is the private entrance and attractive paved private garden to the rear with covered outdoor sitting area.

The property is situated in a desirable south Harrogate location, well served by excellent local amenities, including a parade of shops along Leeds Road, and is with an easy walking distance of Harrogate town centre via the famous Harrogate Stray.





## **KITCHEN**

With a range of modern wall and base units with gas hob, integrated oven, integrated fridge, freezer, washing machine and dishwasher.

## **SITTING / DINING ROOM**

A large reception room with space for sitting and dining areas, windows and glazed doors lead to the private patio.

## **BEDROOM 1**

A double bedroom with windows to two sides.

## **EN-SUITE SHOWER ROOM**

A modern white suite comprising WC, washbasin and large walk-in shower.

## **BEDROOM 2**

A further double bedroom.

## **BATHROOM**

A white suite comprising WC, washbasin set within a vanity unit and bath.

## **OUTSIDE**

Glazed doors from the property lead directly to a private patio, which provides an excellent outdoor entertaining space, and a pergola provides a covered sitting area. Parking space.



## **AGENT'S NOTE**

The property is leasehold having a remaining lease length of over 920 years.

The service charge is £175 per annum.

The ground rent is £25 per annum.

Subletting (renting) is permitted.

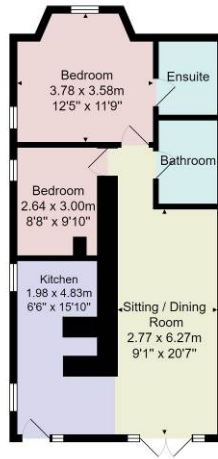
Pets are permitted.

The details of the Lease will need to be approved by the purchaser's legal advisor.

**Tenure** - Leasehold

**Council Tax Band** - C





Total Area: 62.7 m<sup>2</sup> ... 675 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

26 Albert Street, Harrogate,  
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

