



19 Eleanor Drive, Harrogate, North Yorkshire, HG2 7AN

£165,000

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A spacious and well-presented two-bedroom first-floor apartment with a good-sized and attractive private garden with garden office, situated in a convenient location close to amenities.

This superb property provides generous accommodation comprising two double bedrooms, a large open-plan sitting, dining room with bay window and far-reaching views, a modern kitchen and bathroom. The property has a large garden with lawn and decked sitting area with a useful garden office/garden room.

The property is situated on the popular south side of Harrogate, well served by local shops and amenities.





FIRST FLOOR

Private front door leads to –

ENTRANCE HALL

With doors leading to all the rooms. Central heating radiator.

SITTING ROOM / DINING ROOM

A large room with sitting and dining area with windows to front having far-reaching views. Feature fireplace. Central heating radiator.

KITCHEN

With range of modern wall and base units with contrasting work surfaces having inset ceramic sink and drainer and mixer tap. Integrated appliances include electric fan oven, four-ring gas hob with extractor above, washing machine, fridge and freezer. Space and plumbing for slim-line dishwasher. Windows to rear and side.

BEDROOM 1

A double bedroom with window to rear, central heating radiator and space for wardrobes. Built-in shelved storage cupboard.

BEDROOM 2

A second double bedroom. Window to front and central heating radiator.

SHOWER ROOM

A modern white suite comprising washbasin and WC within a built-in vanity unit, plus a bath with shower above. Window to rear. Fully tiled walls and tiled floor with under-floor heating. Chrome heated towel rail. Inset spotlighting to ceiling.

LOFT

There is a large loft which provides a useful storage space.

OUTSIDE

To the side of the property is an enclosed and gated private garden. Bordered by fencing, the garden is laid mainly to lawn with generous decked seating areas and a pond. There is also a useful storage shed with power and light, plus an additional brick-built storeroom with light. There is a large garden office / garden room which provides a useful workspace, with light and power or additional entertaining space.

TENURE

Understood to be Leasehold having an original term of 99 years from 2002. There is an annual charge to include ground rent and buildings insurance.

Service Charge £440

Ground rent £10

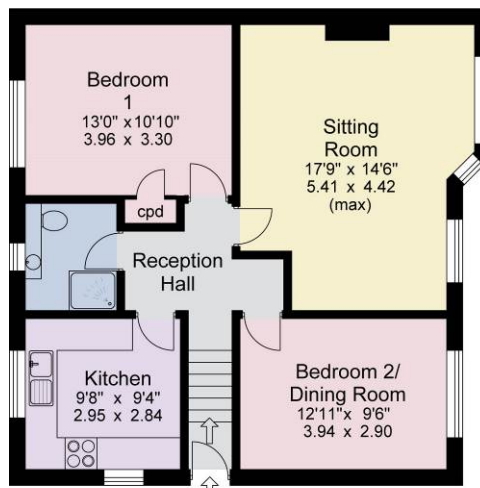
Management costs £162.44

Building insurance £49.75

Council Tax Band - B

EPC RATING - 73





First Floor

Approx Gross Floor Area = 758 Sq. Feet
= 70.27 Sq. Metres

Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			