



VERITY
FREARSON

APARTMENT 3, 3 CLARENCE DRIVE, HARROGATE, HG1 2QE

OFFERS OVER £600,000

APARTMENT 3, 3 CLARENCE DRIVE,

Harrogate, HGI 2QE

A most impressive first-floor apartment offering generous accommodation occupying the entire first floor of this attractive detached period building, situated within easy walking distance of the town centre and the Valley Gardens.

The spacious and versatile accommodation provides flexible living space extending to nearly 2,000 square feet comprising two large reception rooms, together with a study, well-equipped kitchen and separate utility room. There are three double bedrooms, two of which have en-suite bathrooms and fitted wardrobes and dressing room. There is also a further modern shower room. The property is accessed via electric wrought iron gates and lead to residents' parking area, where there are two allocated spaces for the apartment. There is further secure pedestrian access and communal lawn gardens.

The property is situated in this prime Harrogate location, within the prestigious Duchy estate yet just a few minutes' walk from the town centre and the Valley Gardens. Offered for sale with no onward chain.



Sitting Room · Dining Room / Potential Bedroom 4 · Kitchen · Utility Room

3 Double Bedrooms · 2 En-Suite Bathrooms · Shower Room

2 Allocated Off-Road Parking Spaces · Well-Maintained Communal Lawned Gardens And Grounds







ACCOMMODATION

FIRST FLOOR

SITTING ROOM

A large reception room with windows to two sides. Attractive marble fireplace with living-flame gas fire.

KITCHEN

With a range of fitted wall and base units with granite worktops and island. Gas hob, integrated oven, integrated fridge / freezer and dishwasher.

DINING ROOM / BEDROOM 4

A large reception room with window to front. Potential to use as a bedroom, if required.

STUDY

A useful workspace with fitted desk and office furniture. Window to front.

UTILITY ROOM

With fitted units and space and plumbing for washing machine and tumble dryer.

SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and shower. Tiled walls and floor. Heated towel rail.

BEDROOM 1

A large double bedroom with windows to two sides. Fitted wardrobes.

EN-SUITE BATHROOM

A white, modern suite comprising WC, washbasin set within a vanity unit, large shower and bath. Fitted cupboards. Tiled walls and floor. Heated towel rail.

BEDROOM 2

A double bedroom with fitted wardrobes and walk-in wardrobe.

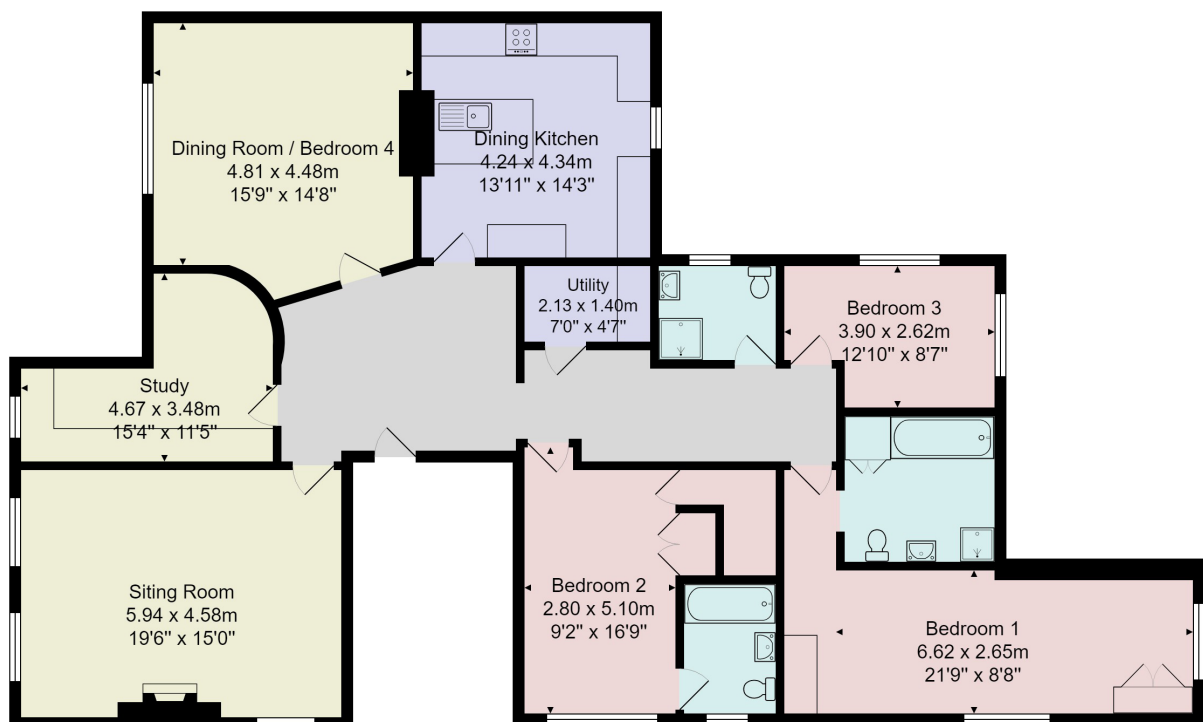
EN-SUITE BATHROOM

A white suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor.

BEDROOM 3

A further good-sized bedroom with windows to two sides.

FLOOR PLAN



Total Area: 179.4 m² ... 1931 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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Outside

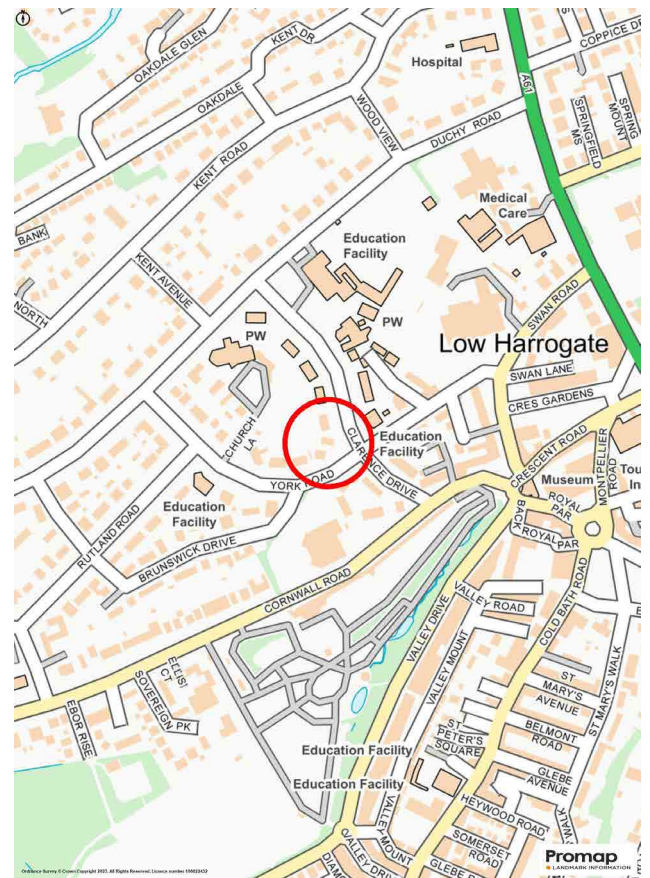
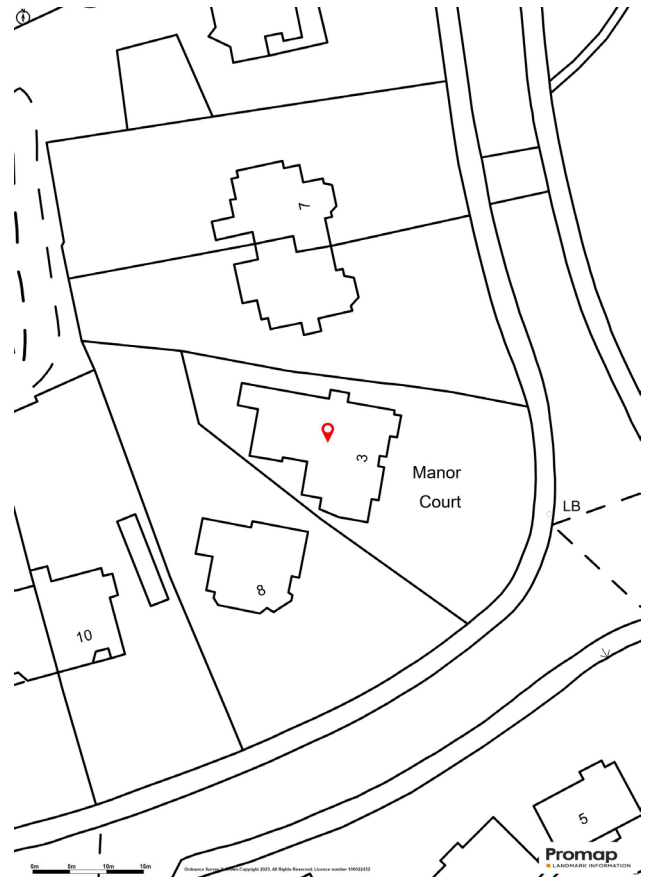
Two sets of electric gates lead to the front of the property where the apartment has two allocated car parking spaces. The property stands with attractive, well-maintained communal gardens and grounds, with lawn and planted borders.

Services

All mains services connected.

Tenure - Freehold

Council Tax Band - G



Harrogate

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