



Flat 15, 3-5 Granby Road, Harrogate, North Yorkshire, HG1 4ST

£200,000

Offers Over

## Flat 15, 3-5 Granby Road, Harrogate, North Yorkshire, HG1 4ST

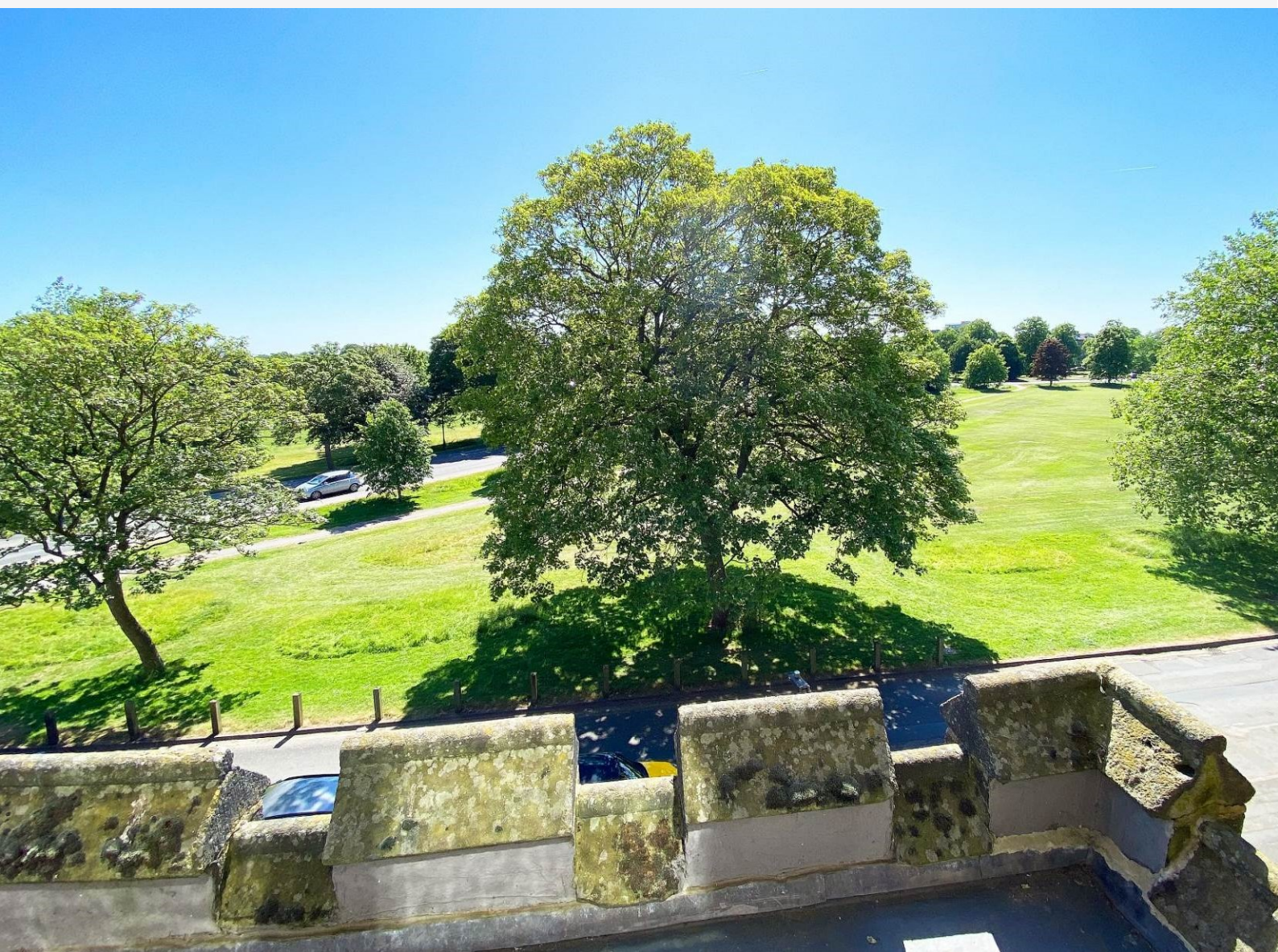
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A spacious and well-presented two-bedroomed second-floor apartment with stunning outlook over the famous Harrogate Stray.

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This impressive apartment has two double bedrooms, open-plan living area, modern kitchen fittings, an allocated off-street parking space and use of a visitors' parking area.

Granby Road is a superb location overlooking the Stray, close to a range of local shops, Harrogate District Hospital and the town centre is within easy walking distance. Offered for sale with no onward chain.





## SECOND FLOOR RECEPTION HALL

### OPEN-PLAN LIVING KITCHEN

A spacious reception room with windows overlooking the Stray. Wall-mounted electric night storage heater. Modern kitchen fittings with range of wall and base units and work surfaces having inset stainless-steel sink and drainer. Four-ring electric hob with extractor hood above. Integrated electric oven, fridge and freezer and dishwasher.

### BEDROOM 1

A double bedroom with window to rear and wall-mounted electric night storage heater.

### BEDROOM 2

A double bedroom with window to front and wall-mounted electric night storage heater.

### BATHROOM

Modern white suite comprising low-flush WC, semi-pedestal washbasin and bath with shower above. Tiling to walls and floor.

### OUTSIDE

The apartment has the advantage of an allocated off-street parking space to the rear and the use of a visitors' parking area.

### TENURE

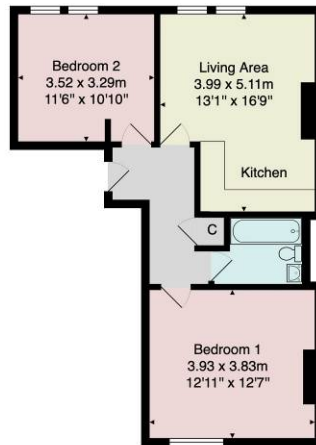
Share of Freehold

Leasehold apartment with the benefit of a freehold within the management company, which is owned by the leaseholders.

Service Charge approx £1400/annual.

**Council Tax Band - C**





Total Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup>

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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