



Flat 1, 6a Westmoreland Street, Harrogate, HG1 5AT

£185,000

Flat 1, 6a Westmoreland Street, Harrogate, HG1 5AT

A very spacious and beautifully presented ground-floor two-bedroom apartment, situated in this desirable location well served by local amenities and just a short walk from Harrogate town centre.

This impressive apartment extends to nearly 900 square feet and provides well-presented accommodation comprising an open plan, L-shaped kitchen and dining area, separate, sitting room, two double bedrooms, modern bathroom, en-suite and cloakroom.

The property is situated within this fashionable location, well served by a range of excellent amenities on the doorstep, is close to the famous Harrogate Stray and is within a few minutes' walk of Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR

KITCHEN

With a range of fitted modern units with electric hob and oven, integrated fridge/freezer and space and plumbing for washing machine. Open plan to dining area with skylight windows.

SITTING ROOM

A spacious reception room.

INNER HALL

Providing access to the bedrooms and a useful storage area.

BEDROOM 1

A double bedroom.

EN-SUITE

With WC and washbasin.

BEDROOM 2

A further double bedroom.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

AGENT'S NOTE

The property is long leasehold, having 983 years left remaining on the lease.

The service charge is approximately £90 per month.

The ground rent is £22.37 per month.

Subletting/renting the property is permitted.

Pets are permitted.

The flat is currently being run as a successful holiday let/Air B&B.

Tenure - Leasehold

Council Tax Band - A





Total Area: 81.6 m² ... 876 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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