



6 Queens Gate, Harrogate, North Yorkshire, HG1 5RQ

£267,000

6 Queens Gate, Harrogate, North Yorkshire, HG1 5RQ

An immaculately presented and recently modernised two-bedroom town-centre apartment with lift access, forming part of an exclusive development with parking space and impressive communal gardens.

This superb apartment enjoys a very attractive position on the edge of the famous Harrogate Stray and well placed for the town's amenities, shops, restaurants and train station. Offered for sale with no chain, an internal viewing is strongly recommended.





Accessed via well-presented communal areas and with secure video-entry system, the apartment itself opens to a hallway with useful storage cupboard. The tasteful, neutral decor is apparent throughout, with the oak floored hallway branching off to a spacious living room with feature fireplace, oak flooring and southerly views over the communal gardens. The impressive, recently fitted separate kitchen has modern units, granite worktops and integrated appliances.

Both bedrooms are well proportioned doubles with built-in wardrobes, and the house bathroom is stylishly presented, fully tiled with travertine and has fitted storage.

OUTSIDE

The apartment has the distinct benefit of allocated private parking. A particular feature to the property is the delightful and good-sized communal gardens.

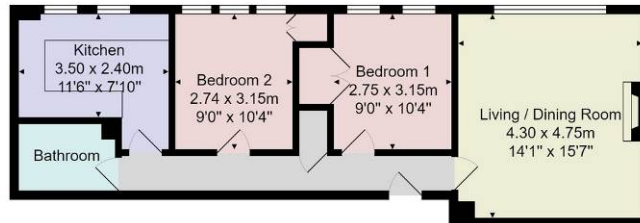
AGENT'S NOTE

The first year's service charge will be paid by the vendor.

Tenure - Leasehold

Council Tax Band - E





Total Area: 62.7 m² ... 675 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epca.gov.uk		