



13 Granby Park, Harrogate, North Yorkshire, HG1 4AE

£260,000

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A delightfully situated two-bedroom ground-floor apartment directly fronting onto the famous Harrogate Stray, with views towards Christ Church and within level walking distance of the town centre, local shops and bus stops.

The property sits within well-maintained private grounds and offers well-presented accommodation with two double bedrooms and a spacious sitting room with delightful views. The accommodation is double glazed, has electric heating and benefits from a private garage.





GROUND FLOOR

Private uPVC front entrance door leads to –

ENTRANCE PORCH

Spacious west-facing porch area with internal locking glazed door. Leads to –

ENTRANCE HALL

New radiator. Cloaks cupboard. Airing cupboard housing insulated hot-water cylinder and immersion heater. New double-opening doors lead to –

SITTING ROOM

Featuring large west-facing window with views across the Stray towards Christ Church. New radiator. Built-in bookshelf below the window.

KITCHEN

With range of fitted white units and granite-effect worktops with inset sink unit and inset electric ceramic hob. Integrated Stoves electric double oven and grill. Range of base cupboards and drawers and fitted wine rack. Plumbing for washing machine. Stand-alone freezer and refrigerator. Double-glazed windows to two sides overlooking the private communal gardens to the rear.

BEDROOM 1

Window having views to the front. Range of built-in bedroom furniture with wardrobes, drawer stack and cupboards. Recessed store cupboard.

BEDROOM 2

New window to the rear. Two fitted double wardrobes having fitted cupboards above.

BATHROOM

Part tiled. Large walk-in shower, vanity unit with inset washbasin and low-level WC. Two windows.

OUTSIDE

Spacious management-controlled lawned gardens to the front and rear, which directly adjoin the Stray at the front. To the rear of the development is a garage block and a single garage is included with this apartment, having up-and-over door. Wooden bench at the front of the apartment.

Tenure - Leasehold

Council Tax Band - D

Agent's Note

Water meter and smart electric meter fitted.

Police-approved key safe on external wall

Lockable storage box to the rear of the porch.

Fitted alarm system.

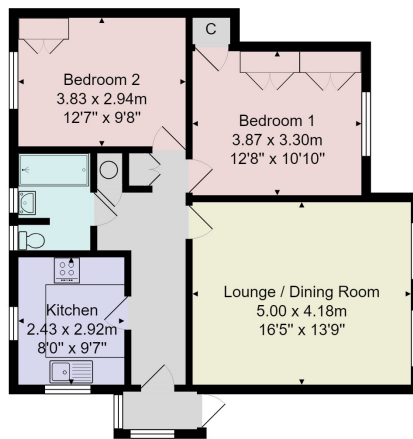
Leasehold

Remainder of 999 year lease commencing 1st April 1960

Service charge: £1637.76 p.a.

Subletting not permitted

Pets permitted.



Total Area: 70.2 m² ... 756 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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Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk