



Flat 3, 2 Alderson Square, Harrogate, North Yorkshire, HG2 8AX

£300,000

Offers Over

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A beautifully presented two-bedroom first-floor apartment with the benefit of parking, situated in this popular south Harrogate position.

This impressive property has been updated and modernised to a high standard and comprises a spacious reception hall which leads to the large sitting room with bay window and a gas fire, and a modern and stylish fitted kitchen. There are also two double bedrooms, bathroom, en-suite shower room and useful utility cupboard.

Alderson Square is a select and quiet residential location on the sought-after south side of Harrogate, close to the famous Harrogate Stray. The area is well served by local shops and services, and all of Harrogate amenities are within an easy level walk across the Stray. An internal inspection of this unique apartment is strongly recommended. Offered for sale with no onward chain.





FIRST FLOOR

RECEPTION HALL

A spacious reception hall with utility cupboard providing useful storage space with plumbing for a washing.

SITTING ROOM

A large reception room with bay window and oak flooring. Attractive fireplace with living-flame gas fire.

KITCHEN

With a range of modern and stylish wall and base units with electric hob, double oven, integrated dishwasher, fridge and freezer. Space for table and chairs and windows to two sides.



BATHROOM

A white modern suite with WC, washbasin, bath and shower.

BEDROOM 1

A double bedroom with bay window and further window to side.

EN-SUITE SHOWER ROOM

A white modern suite, comprising WC, basin and shower. Tiled walls and floor

BEDROOM 2

A double bedroom with fitted wardrobes and large walk-in dressing room.



OUTSIDE

The property has the benefit of parking.

AGENT'S NOTE

102 years from 18/02/2000

S/C £200PCM - covers general maintenance of the building and property insurance.

no G/R

Can be sublet - no air bnb

No pets

Alderson House Ltd own the freeholder but each apartment owner is a director and has a share.

Single car parking space allocated to rear.



Council Tax Band - E



Total Area: 108.8 m² ... 1171 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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