



Flat 3 Clifton House, 6 Queen Parade, Harrogate, HG1 5PW

£175,000

Flat 3 Clifton House, 6 Queen Parade, Harrogate, North

A superb one-bedroom ground-floor apartment situated in an enviable position on Queen Parade, in the heart of Harrogate town centre and just a one-minute walk from the famous Harrogate Stray.

This very well-appointed apartment forms part of this popular purpose-built apartment and is sure to appeal to a wide range of buyers including the buy-to-let market, first-time buyers, professional couples, or perhaps as a second home.

The property has the distinct benefit of secure underground parking. An internal viewing is advised.





A private entrance hall to the apartment has built-in storage and an airing cupboard housing the hot-water tank. The spacious living room has windows to the rear, fitted electric fire, radiator, TV point as well as space for a small dining table.



A modern kitchen with base and wall units, laminated worktops and stainless-steel sink. A built-in electric oven, ceramic hob and overhead hood extractor. In addition, there is plumbing for a washing machine and space for a free-standing fridge freezer.

From the hallway there is a double bedroom with windows to the rear, radiator and built-in wardrobe. The bathroom which features a three-piece white suite including a wall-mounted shower over the bath, heated towel rail and extractor fan.

OUTSIDE

The apartment is situated within communal gardens and benefits from an allocated off-street parking space located underneath the development.

Tenure - Leasehold

Council Tax Band - B





Total Area: 47.9 m² ... 515 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		75
(55-68)	D		
(39-54)	E		
(21-38)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			