



**Flat 7, 15 Leeds Road, Harrogate, North Yorkshire, HG2 8AY**

**£129,950**



## Flat 7, 15 Leeds Road, Harrogate, North Yorkshire, HG2 8AY

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A good-sized one-bedroom apartment with private entrance and parking space, situated in this prime Harrogate location on the south side of Harrogate and close to the famous Harrogate Stray.

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The property offers well-appointed accommodation with a large living area, well-equipped kitchen, double bedroom and shower room. The property has the rare benefit of an allocated parking space.

15 Leeds Road is a distinctive building, located close to the famous Harrogate stray and within easy walking distance of Harrogate town centre and is well served by excellent local amenities, including a parade of shops along Leeds Road. Offered for sale with no onward chain.





### **LIVING AREA**

A spacious living space with sitting and dining areas.

### **KITCHEN**

With a range of fitted units with electric hob, integrated oven and space and plumbing for appliances.

### **BEDROOM**

A good-sized double bedroom.

### **SHOWER ROOM**

With WC, washbasin and shower.

### **OUTSIDE**

The property has the benefit of an allocated parking space.

### **TENURE**

The property is leasehold having a new long lease of 999 years.

### **AGENT'S NOTE**

The apartment has a responsibility to contribute 8% of the service charge for the building.

**Tenure** - Leasehold

**Council Tax Band** - A







Total Area: 52.3 m<sup>2</sup> ... 563 ft<sup>2</sup>

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

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