



17 The Adelphi, Cold Bath Road, Harrogate, HG2 0NT

£79,950

# 17 The Adelphi, Cold Bath Road, Harrogate, HG2 0NT

A self-contained purpose-built one-bedroom first-floor property situated in a popular retirement development, well served by the local amenities of Cold Bath Road.

There is a mini-supermarket and post office directly opposite the front door.

The apartment is situated to the rear of the building, with views over the residents' private gardens.

## GROUND FLOOR

With security-controlled entrance door, residents' lounge, warden's office and residents' laundry facilities. Corridor leads to guest suite, which can be hired by residents' visitors. Passenger lift and staircase to the upper floors.

## FIRST FLOOR

Private front door leads to –

## PRIVATE ENTRANCE HALL

With intercom to ground-floor security-controlled main entrance door. Good-sized storeroom with fitted shelving and housing the hot-water cylinder.

## LOUNGE

With double-glazed window to rear overlooking the residents' gardens, plus small double-glazed window to side. Night storage heater, coved ceiling and electric fire and hearth.

## KITCHEN

Double-glazed window to side. Fitted base cupboards with work surfaces above having inset single-drainer stainless-steel sink unit, tiled splashbacks and matching wall-mounted units. Electric hob and hood, plus oven adjacent. Fully tiled walls and wall-mounted electric heater.

## BEDROOM

Double-glazed window to rear overlooking the residents' gardens. Night-storage heater and coved ceiling. Fitted wardrobes with folding mirror-fronted doors.

## BATHROOM

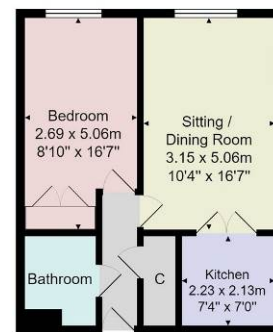
With three-piece suite comprising panelled bath with shower above, low-flush WC and vanity unit incorporating wash-hand basin. Fully tiled walls, extractor fan and wall-mounted electric fan heater. Wall-mounted mirror and light.

## OUTSIDE

Communal gardens for the benefit of all residents. Ample residents' and visitors' parking available in adjacent car park.

**Tenure** - Leasehold

**Council Tax Band** - C



Total Area: 44.1 m<sup>2</sup> .. 475 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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