



Flat 4 Euclid Court, Euclid Avenue, Harrogate, HG1 2BD

£169,950

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A superb three-bedroom duplex purpose built apartment offering well appointed and generous accommodation arranged over the first and second floors.

A particular feature to the property is the private entrance, parking and use of the communal gardens.

Euclid Avenue is a popular and attractive cul de sac to the north side of Harrogate, close to a range of excellent local amenities. Offered for sale with no chain, an early internal viewing is strongly recommended.





The ground-floor entrance opens to a private staircase leading up to the first floor where the central hallway branches to the good-sized living and separate modern fitted kitchen to the front elevation.

To the rear elevation there are two well proportioned bedrooms that offer flexibility of use and are currently utilised as a formal dining room and dedicated dressing room.

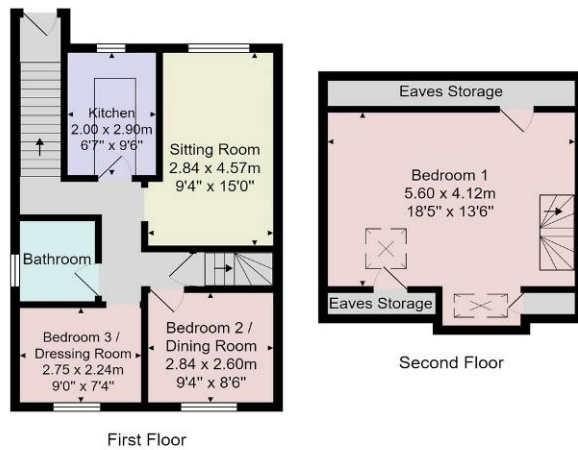
The bathroom is on this floor and presents a white suite with over-bath shower.

The second floor reveals a spacious double bedroom with velux windows that have in-built blackout blinds.

Tenure - Leasehold

Council Tax Band - A





Total Area: 73.9 m² ... 796 ft² (excluding eaves storage)

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			