



2 Harrogate House, Parliament Street, Harrogate, HG1 2BU

£200,000

Offers Over

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A town-centre two-bedroom apartment with a modern open-plan living kitchen area. The property has double-glazed windows and electric heating.

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The kitchen is well equipped with integrated appliances, including dishwasher, electric oven and hob. The master bedroom is a spacious double room with en-suite. The second bedroom, also a generous size, benefits from the use of a fully tiled house bathroom.





Lift and stairs lead to and from the communal area.

## **FIRST FLOOR**

### **ENTRANCE HALL**

Entrance door, built-in cupboard and wooden flooring.

### **KITCHEN/LOUNGE**

Fitted with a range of high gloss wall and base units with work surfaces over, single drainer sink unit, built in electric oven with hob and extractor hood over. Integrated dishwasher, TV and telephone points with windows.

### **MASTER BEDROOM**

Window to side elevation, TV and telephone points, downlights and electric radiator.

### **EN-SUITE SHOWER ROOM**

Fitted with a three-piece suite comprising step in double shower cubicle, handbasin and low-level WC. Travertine tiled floor and tiled walls, heated towel rail, downlights, extractor fan and window to side elevation.

### **BEDROOM TWO**

Window to side elevation, TV and telephone point, downlights and electric radiator.

### **BATHROOM**

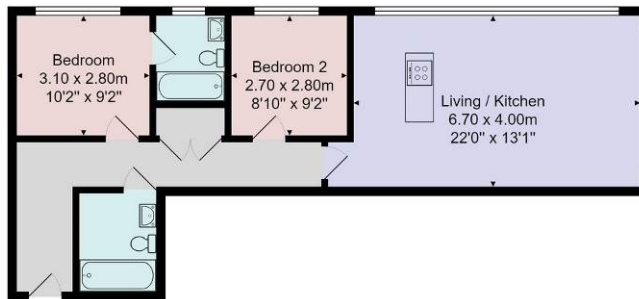
Fitted with a white three-piece suite comprising panelled bath with shower over, handbasin and low-level WC. Travertine tiled floor and walls, heated towel rail, downlights and extractor fan.



**Tenure** - Leasehold

**Council Tax Band** - D





Total Area: 66.3 m<sup>2</sup> ... 714 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

