



Flat 3, 3 Hollins Road, Harrogate, North Yorkshire, HG1 2JF

**£235,000**

Guide Price

## Flat 3, 3 Hollins Road, Harrogate, North Yorkshire, HG1 2JF

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A beautifully presented two-bedroom top-floor duplex apartment, offering well-appointed, stylish accommodation in the superb central Harrogate position within easy walking distance of the town centre.

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There is generous living accommodation including a stunning open-plan sitting and dining room, together with a stylish fitted kitchen with Juliet balcony and modern bathroom. There are two good-sized double bedrooms, each with fitted furniture.

The property is located on this convenient quiet residential street within a few minutes' walk of Harrogate town centre. An early inspection strongly recommended.





## SECOND FLOOR ENTRANCE HALL

### SITTING ROOM

A spacious reception room with sitting and dining areas. Fitted cupboards and media wall with built-in electric fire.

### KITCHEN

With a range of modern stylish units with worktop, island and breakfast bar. Gas hob, integrated oven, dishwasher and fridge. Glazed patio doors lead to a Juliet balcony.

### BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit and bath with shower above. Tiled walls and floor. Heated towel rail.

### BEDROOM 2

A large double bedroom with fitted wardrobes.

### THIRD FLOOR

#### BEDROOM 1

A double bedroom with fitted storage and Velux window. Fitted desk / dressing table.

### OUTSIDE

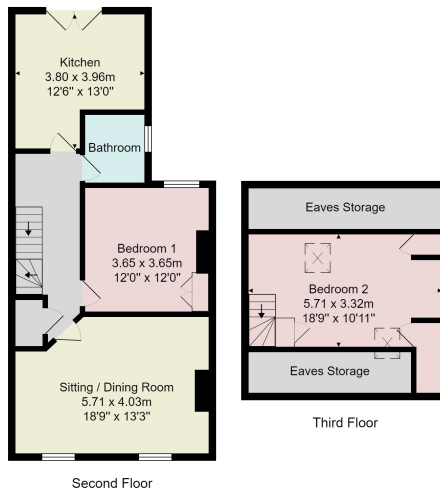
Unrestricted on-street parking is available to the front of the property.

### AGENT'S NOTE

Lease details to follow.

**Council Tax Band - B**





Total Area: 84.3 m<sup>2</sup> ... 907 ft<sup>2</sup> (excluding eaves storage)  
 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@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		