



VERITY  
FREARSON

FLAT 1, 1 COPPICE DRIVE, HARROGATE, HG1 2JE

OFFERS OVER £550,000



# FLAT 1, 1 COPPICE DRIVE,

*Harrogate, HG1 2JE*

**A most impressive two / three-bedroom duplex apartment with private entrance, occupying the ground and lower ground floor of this imposing detached period property.**

The beautifully presented accommodation provides generous and flexible living space. On the ground floor a spacious hallway which leads to two double bedrooms, one of which has an en-suite shower room, and there is also a stunning modern house bathroom. There is a spacious sitting room on the ground floor which enjoys a dual aspect and has potential to be used as a third bedroom, if required. On the lower ground floor there is a stunning open-plan kitchen and living area, as well as a study, utility room and cloakroom. The property enjoys a small outdoor sitting area and has the benefit of a single garage and parking space.

This superb property is situated in a prime position, being situated on an attractive tree lined avenue within easy walking distance of Harrogate town centre, where there are a range of excellent local amenities including shops, bars, restaurants and railway station.



Sitting Room · Study · Living Kitchen · Utility Room · Cloakroom

2 Bedrooms · En-Suite Shower Room · Bathroom

Off-Road Parking · Garage · Attractive Outdoor Space











## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

With fitted cupboards. Leads to -

#### SPACIOUS RECEPTION HALL

With fitted shelving and large storage cupboard.

#### SITTING ROOM

A spacious reception room with attractive fireplace with living-flame gas fire. Potential to use as third bedroom, if required.

#### BEDROOM 1

A double bedroom with double-glazed window to side with secondary glazing. Extensive range of fitted wardrobes with automatic internal lighting.

#### EN-SUITE SHOWER ROOM

A white suite comprising WC, washbasin and shower. Tiled flooring with electric under-floor heating. Heated towel rail.

#### BEDROOM 2

A large double bedroom with windows to front and side with secondary glazing. Feature fireplace.

#### BATHROOM

A modern white suite comprising WC, twin washbasins, free-standing bath, and large walk-in shower. Electric towel rail, tiled walls and tiled floor with electric under-floor heating.

#### LOWER GROUND FLOOR

The entire lower ground floor has underfloor heating and an Envirovent ventilation system.

#### LIVING KITCHEN

A stunning open-plan living space with room for sitting and dining areas. Large pantry with wine rack. The kitchen comprises a range of stylish fitted units with Silestone worktop, island and breakfast bar. Boiling and filter water tap, induction hob, integrated steam oven and combination, microwave oven and grill, integrated fridge / freezer and dishwasher.

#### UTILITY ROOM

With fitted units, worktop and sink. Space and plumbing for washing machine and tumble dryer. Useful drying room.

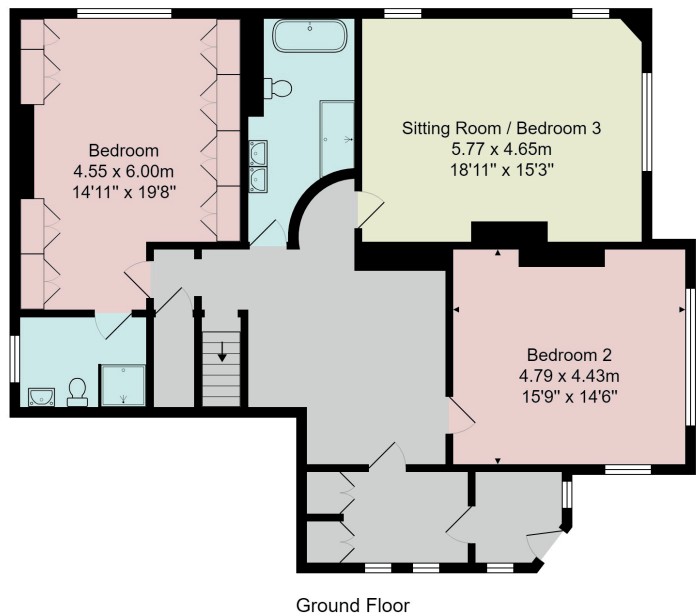
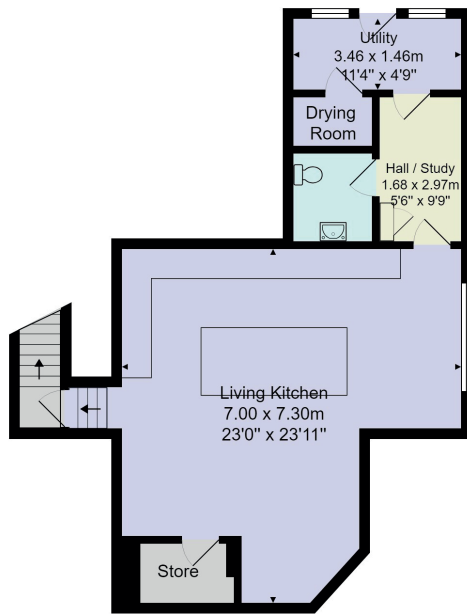
#### STUDY

Providing a useful workspace.

#### CLOAKROOM

With WC and washbasin.

# FLOOR PLAN



Total Area: 187.3 m<sup>2</sup> ... 2016 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

### Outside

There is a small paved sitting area by the front of the property, providing an outdoor space for table and chairs. The property has the benefit of a single garage which has light and power and electrically operated door and a parking space in front of the garage.

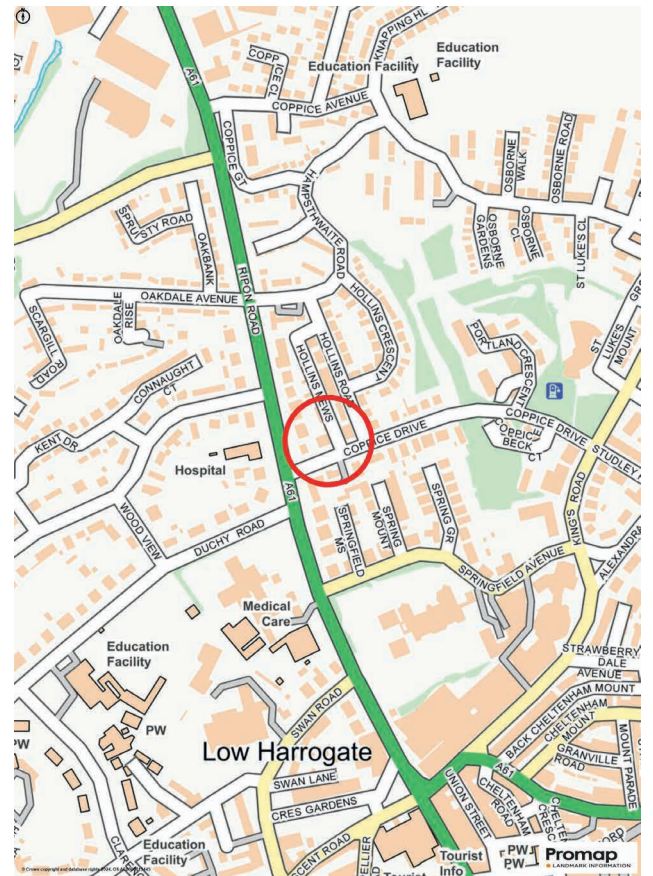
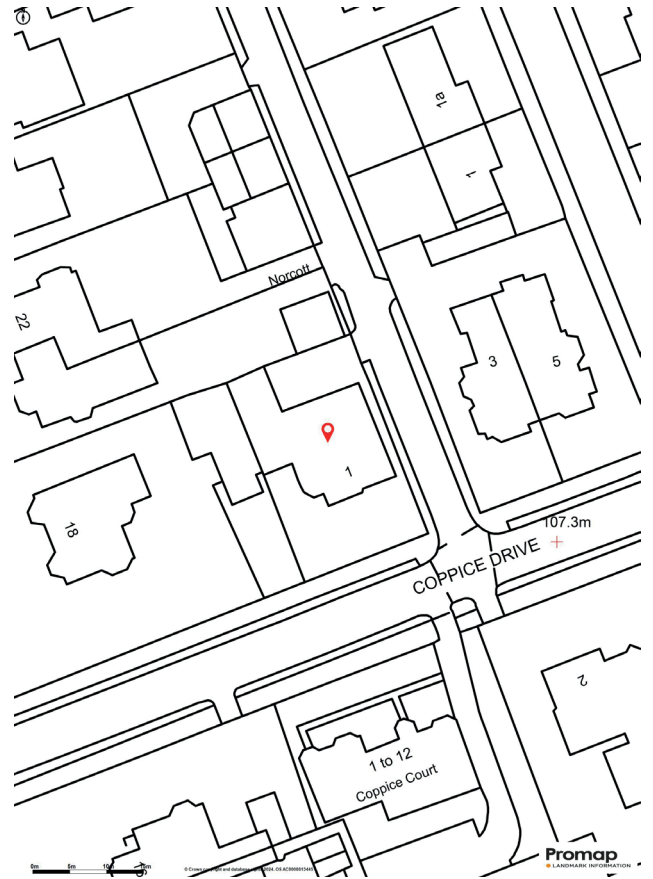
### Agent's Notes

The property is Long leasehold having an original lease 999 years from 2021. The service charge is £178 pcm. This flat is responsible for 30% of costs within the building. The four flat-owners in the block make up the management co and own the freehold. The property can be rented/sublet. The property can be rented on a short-term / holiday lets basis with prior permission of the management company. The building was converted into flats in 1982. The lower ground floor has gas under-floor heating. Both bathrooms have electric under-floor heating.

### Services

All mains services connected.

### Council Tax Band - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Harrogate

26 Albert Street, Harrogate  
North Yorkshire, HG1 1JT

Sales 01423 562 531  
Lettings 01423 530 000

sales@verityfrearson.co.uk  
verityfrearson.co.uk







VERITY  
FREARSON

[verityfearson.co.uk](http://verityfearson.co.uk)