



Apt 1, The Pantiles, 51 Duchy Road, Harrogate, HG1 2HB

£389,950

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A rare opportunity to purchase a refurbished ground-floor apartment in this select build of just nine apartments, with the advantage of a garage and doors leading directly to the attractive south-facing gardens and patio.

This super apartment has been tastefully refurbished in recent years to a high standard and has an impressive open-plan split-level living space, a modern kitchen with integrated appliances, two double bedrooms, both with en-suite facilities, and utility room and cloakroom.

The Pantiles is situated in a quiet position on Duchy Road within the prestigious Duchy estate, close to Harrogate town centre yet near to open countryside.





GROUND FLOOR

RECEPTION HALL

Central heating radiator.

UTILITY CUPBOARD

With plumbing for washing machine and tumble dryer. Fitted shelving and hanging space.

CLOAKROOM

White suite comprising low-flush WC and washbasin.

KITCHEN

With a range of modern wall and base units and oak work surfaces having inset stainless-steel sink and drainer. Induction hob with extractor above, plus integrated electric double oven, dishwasher and fridge / freezer. Window to side.

SITTING / DINING ROOM

An impressive split-level open-plan reception room with windows to rear and side. Glazed doors lead onto a paved sitting area. Central heating radiator and attractive fireplace with electric fire.

BEDROOM 2

Windows to front. Central heating radiator and fitted wardrobes.

EN-SUITE SHOWER ROOM

Modern white suite comprising low-flush WC, washbasin set within a vanity unit and shower cubicle. Heated towel rail and bathroom cabinet.

BEDROOM 1

Window to front and central heating radiators. Fitted wardrobes.

EN-SUITE BATHROOM

Modern white suite comprising low-flush WC, washbasin set within a vanity unit, shower cubicle and bath. Heated towel rail, window to side and tiling to walls and floor. Bathroom cabinet.

OUTSIDE

The property stands within extensive south-facing lawned gardens for the benefit of all the residents. A paved sitting area accessed via sliding doors in the living room lead to a private paved sitting area. The property has the advantage of a SINGLE GARAGE with power and light. It is possible to park overnight in front of the garage.

TENURE

Long Leasehold. The Freehold is owned by the Management Company, which is made up of the nine flat-owners within The Pantiles. No pets and no sub-letting.

Council Tax Band - D





Total Area: 87.4 m² ... 941 ft²
All measurements are approximate and for display purposes only.
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