



5 Trafalgar Lodge, Trafalgar Road, Harrogate, HG1 1SG

£235,000

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A superb two-bedroomed second-floor (top) apartment served by a passenger lift, in this exclusive purpose-built development situated in the heart of Harrogate.

This excellent apartment offers immaculately presented accommodation, appointed to a high standard, with the gas central heating and double glazing.

Situated in a central Harrogate location, convenient for all of the town's amenities.





GROUND FLOOR

Security-controlled entrance door leads to:

COMMUNAL ENTRANCE HALL

With passenger lift and stairs to the upper floors.

SECOND FLOOR

Private front door leads to:

RECEPTION HALL

A spacious reception hall with fitted cupboard.

LOUNGE

Extending to 13 '9 A large reception room with bay window to front and fireplace with electric fire.

KITCHEN

With tiled floor, dining area and windows to front. The kitchen comprises a range of wall and base units with an electric hob, integrated electric oven and space and plumbing for dishwasher and fridge freezer. Integrated washing machine.

BEDROOM 1

A double bedroom with windows to rear.

BEDROOM 2

A further good-sized bedroom with window to side.

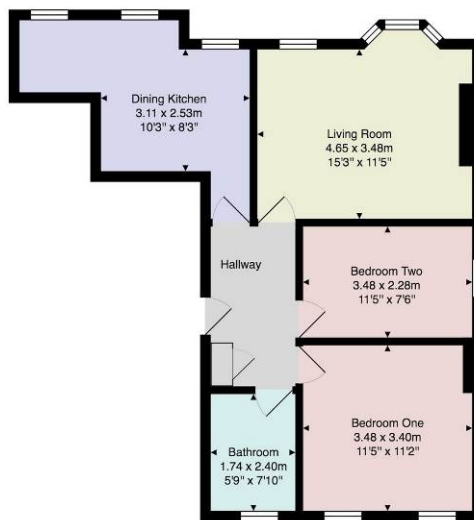
BATHROOM

A modern white suite with WC, basin set within a vanity unit and bath with shower above. Tiled walls and floor. Window to rear.

Tenure - Freehold

Council Tax Band - C





Total Area: 60.5 m² ... 652 ft²

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.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Efficiency (A-F)	Improving class		
100%	A		
81-95%	B		
69-80%	C	72	83
55-68%	D		
39-54%	E		
13-38%	F		
1-12%	G		
No energy efficiency - Non-residential class			
England & Wales		EU EnergyLab	2002/91/EC
www.epra.com			