



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

**£220,000**

Guide Price

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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.

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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.

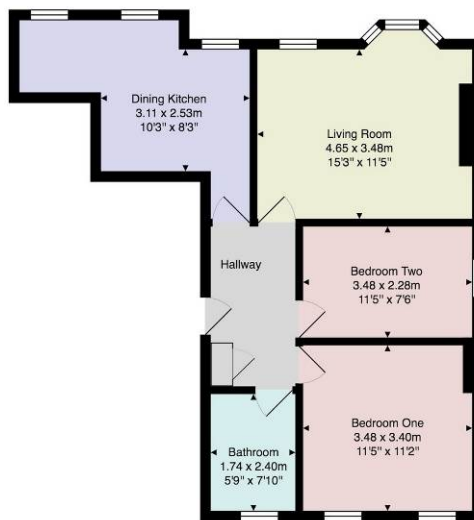
### **BATHROOM**

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 m<sup>2</sup> ... 652 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.  
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