



9 Clifton House, Stray Road, Harrogate, North Yorkshire, HG2 8AR

£250,000

Offers Over



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A fantastic opportunity to purchase this superb purpose-built two-bedroom second-floor apartment situated in a stunning position directly overlooking the famous Harrogate Stray.

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The property provides generous accommodation with two good-sized double bedrooms, shower room, dining kitchen, and generous reception room with large windows overlooking the Stray. The apartment forms part of a small development of just 12 apartments and has its own single garage and the use of a residents' parking area.

Clifton House is situated on the edge of the Stray, convenient for the shops on Leeds Road and just a few minutes' level walk to Harrogate town centre. Offer for sale with no onward chain.







## **SECOND FLOOR**

### **SITTING ROOM**

A spacious reception room with delightful views directly over the adjoining Harrogate Stray. Wooden flooring.

### **KITCHEN**

With a range of fitted units and space for appliances. Space for dining table.

### **BEDROOMS**

There are two good sized double bedrooms, including the main bedroom, which has Stray views and fitted wardrobes.

### **BATHROOM**

With WC, basin and shower.

### **UTILITY/STORAGE**

Providing a useful storage space with space for appliances.

### **AGENTS NOTE**

The property is long leasehold, having an original term of 999 years from 1978. A service charge is payable of £2140 per annum.

Subletting/renting is permitted.

The property has the benefit of an electric heating system.

**Tenure** - Leasehold

**Council Tax Band** - C







Total Area: 68.5 m<sup>2</sup> ... 737 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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