



KINGS ROAD, HARROGATE

OFFERS OVER £400,000



A beautifully and recently renovated apartment in the heart of Harrogate.

132a Kings Road is a stunning and newly renovated first floor apartment in the heart of Harrogate.

Finished to an impressive standard with high quality fixtures and fittings, as well as stylish interior décor and benefiting from your own private entrance, off street parking a large terrace, garden and single garage.

Within walking distance of shops, bars and restaurants on Kings Road, Cold Bath Road and the town centre – this is a perfection location for those looking to enjoy café culture lifestyle.

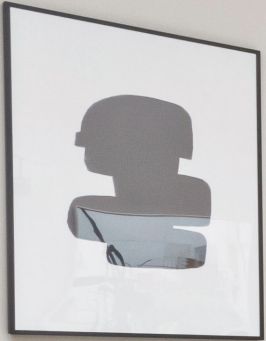


Tenure
Leasehold

Local Authority
Harrogate Council

Council Tax Band
TBC





Property Description.

The property in brief comprises; a fantastic and versatile open plan living dining kitchen – a stylish and sleek shaker kitchen with marble worktops, central island with breakfast bar, induction hob, quooker tap and integrated appliances. This fantastic space is flooded with natural light and a sliding door leads out to the private terrace with access to the garden below - this is a perfect space for entertaining with friends and family.

Flowing directly off this welcoming central space is an impressive master bedroom with door out to the terrace and newly fitted tiled en suite shower room.

Two further double bedrooms serviced by a beautifully appointed and modern tiled apartment shower room with built in wardrobes, providing plenty of storage.

Outside and to the rear of the property is a fantastic and private low maintenance garden.

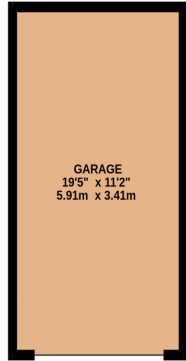
The apartment also benefits from off street parking and single garage with electric up and over door and electric EV car charging point.

Services

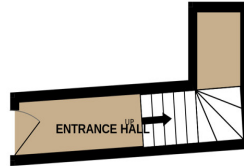
We are advised that the property has electric central heating, mains water and mains drainage.



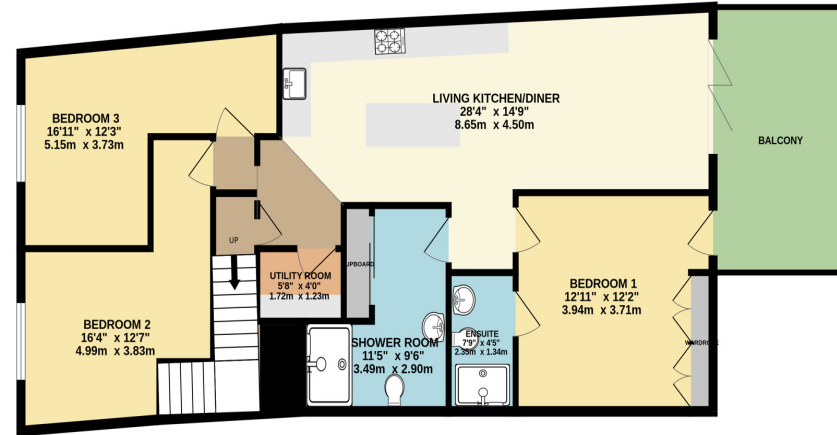
NEW FLOOR
217 sq.ft. (20.1 sq.m.) approx.



GROUND FLOOR
67 sq.ft. (6.2 sq.m.) approx.



FIRST FLOOR
963 sq.ft. (89.5 sq.m.) approx.



TOTAL FLOOR AREA : 1247 sq.ft. (115.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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Particulars dated January 2024. Photographs and videos dated January 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.



