



# A stunning and brilliantly located, two bedroom apartment.

Presenting apartment 3, 6 South Drive, the perfect first time purchase, or ideal addition to a rental portfolio. This turnkey property has the added advantages of a brand-new boiler and newly laid carpets, minimising the spend on entry for the next lucky owner.

NORTH Residential is delighted to bring to market this gorgeous two-bedroom, second floor apartment, finished and maintained to an exceptional standard throughout, boasting excellent attributes such masses of natural light and great room proportions.

The apartment is accessed via a communal entrance hall, which then leads to a private staircase to the apartments front door. The property also benefits from newly laid carpets throughout, double glazed windows with plantation shutters, newly fitted bathroom suite with spacious standing shower, basin, and toilet.



**Tenure**  
Leasehold

**Local Authority**  
North Yorkshire County Council

**Council Tax Band**  
Band D





## Property Description.

To the front elevation of the property, the spacious living room benefitting from feature fireplace and bay window.

Bedroom one to the rear of the apartment, with built in wardrobes, feature fireplace and rear facing views to St Marks Church. Bedroom two lends itself to a double bed or potential home office.

The Kitchen completes the apartment with modern units, laminate worktops, and integrated appliances.

## Location Description.

The property is conveniently placed for nearby shops and within an easy level walk of Harrogate's town centre which supports excellent shopping and recreational facilities. This highly regarded south-side residential area is also ideally placed for daily commuting to Leeds.

## Agents Notes.

Viewings strictly through NORTH Residential 01423 53 00 88.

Tenant in situ, available with vacant possession.

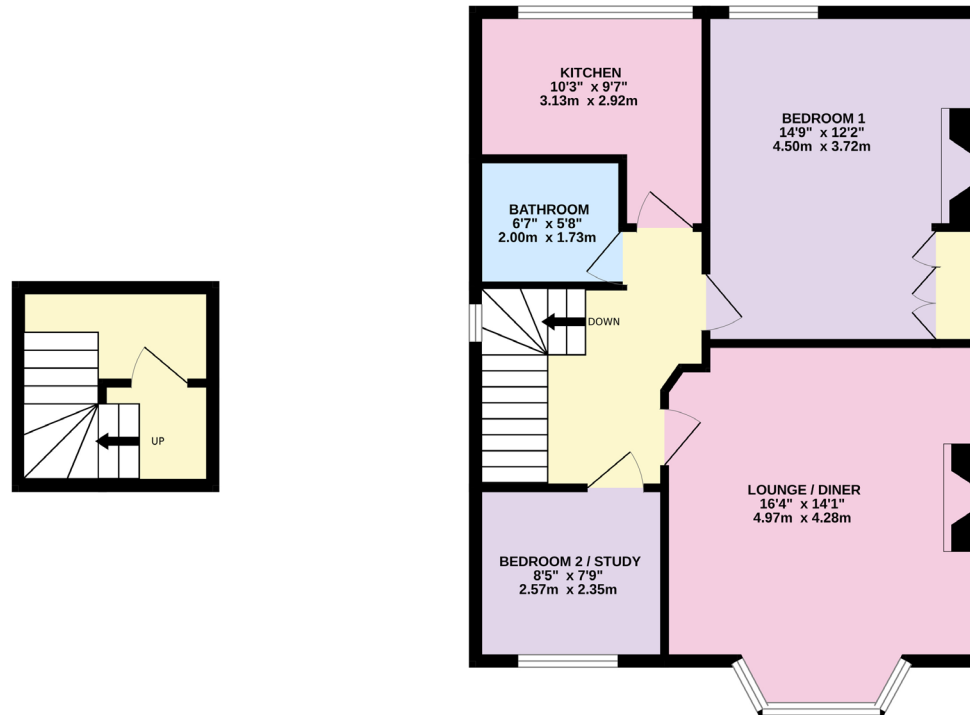
Tenure: Leasehold with Share of Freehold.

Length of Lease: 968 Years.



FIRST FLOOR  
76 sq.ft. (7.1 sq.m.) approx.

SECOND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 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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**PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT**

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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Particulars dated September 2022. Photographs and videos dated September 2022.

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.



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