



41 York Place, Harrogate, North Yorkshire, HG1 5RH

£400,000

Offers Over

41 York Place, Harrogate, North Yorkshire, HG1 5RH

A high-quality two-bedroom second-floor apartment with two allocated car parking spaces, situated in this prime position close to the centre of Harrogate and enjoying attractive views directly over the adjoining famous Harrogate Stray.

This impressive top-floor apartment provides spacious and beautifully presented accommodation comprising a generous reception hall with space for study area, a large reception room which has space for sitting and dining, a stylish fitted kitchen, two double bedrooms, and modern bathroom. The apartment has the benefit of two allocated off road parking spaces situated at the rear of the building. Potential to increase accommodation in loft or office.

York Place is one of Harrogate's best-regarded locations, having an enviable position overlooking the famous Harrogate Stray whilst being within easy walking distance of the town's many varied amenities, which include the railway station, various bars, restaurants and shops.





SECOND FLOOR

RECEPTION HALL

A spacious reception hall with space for furniture and potential to use as study area.

SITTING ROOM

A large reception room with window enjoying views directly over the adjoining Stray. Space for sitting and dining areas. Attractive marble fireplace with living-flame gas fire.

KITCHEN

A modern fitted kitchen with stylish wall and base units with induction hob, integrated oven, dishwasher and washing machine.



BEDROOM 1

A large double bedroom enjoying Stray views. Fitted wardrobes and attractive ornamental fireplace with marble surround.

BEDROOM 2

A further double bedroom with attractive fireplace with marble surround and fitted wardrobes.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above.



LARGE LOFT

A pull-down ladder provides access to a very large part-boarded loft with light. Providing useful storage, space and with potential to create additional living accommodation, subject to obtaining the necessary consents. This could be extended over all of the flat.

OUTSIDE

The apartment has the benefit of two allocated parking spaces, situated at the rear of the building.

AGENT'S NOTE

The property is long leasehold, having 102 years remaining on the lease.

Costs are paid as and when, and this apartment has a responsibility to cover 25% of the cost of maintaining the building.

Pets are permitted with the freeholder's permission. Renting is permitted.

Residents currently pay approximately £1200 per annum towards the sinking fund which currently has a reserve of approximately £4000.

Ground rent of £10 per annum is payable.



Tenure - Leasehold

Council Tax Band - D



Total Area: 118.3 m² ... 1274 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk