



10 Ashdale Court, Harlow Manor Park, Harrogate, HG2 0QJ

£240,000

10 Ashdale Court, Harlow Manor Park, Harrogate, HG2 0QJ

A well-presented second-floor two-bedroom apartment within this purpose-built development, with the benefit of lift facilities, situated in this desirable location just off Cold Bath Road and just 200 meters from the Harrogate Grammar School.

The apartment provides modern accommodation comprising a superb open-plan living area with stylish fitted kitchen with integrated appliances. There are two bedrooms, a bathroom, separate WC, and useful store cupboard. A pull-down ladder provides access to a large attic room, which has fitted flooring and skylight windows and has huge potential to be developed to provide additional accommodation if required. There is a useful basement storeroom that provides a secure storage space, and the property has the benefit of an allocated parking space under a carport at the front of the building. The apartment also has use of a large and beautifully maintained communal garden which is located to the rear of the property.

Ashdale Court is a select development of just 12 apartments and is situated in a popular and convenient location along Cold Bath Road, well served by excellent local amenities and within easy walking distance of the Valley Gardens, the famous Harrogate Stray and Harrogate town centre. Offered for sale with no onward chain.





SECOND FLOOR

LIVING ROOM AND KITCHEN

A stunning open-plan living space with skylight windows providing a sitting and dining area and is open plan to the kitchen. The kitchen comprises a range of stylish modern units with oak-effect worktops, induction hob, integrated double oven, fridge, freezer and dishwasher.

BEDROOMS

There are two bedrooms.

BATHROOM

With washbasin set within a vanity unit, and bath with shower above.

SEPARATE WC

STORAGE CUPBOARD

A useful cupboard providing storage space.

ATTIC ROOM

A pull-down ladder provides access to a large attic room with skylight windows. There is huge potential to further develop the accommodation to provide an additional bedroom or living space if required, (It has permission to convert loft).

OUTSIDE

The property has the benefit of an allocated parking space within a carport to the front of the property. To the rear of the building there is a very good-sized and attractive communal gardens for the use of all residents. The gardens enjoy a southwesterly aspect.

The apartment also has a secure private basement storeroom.

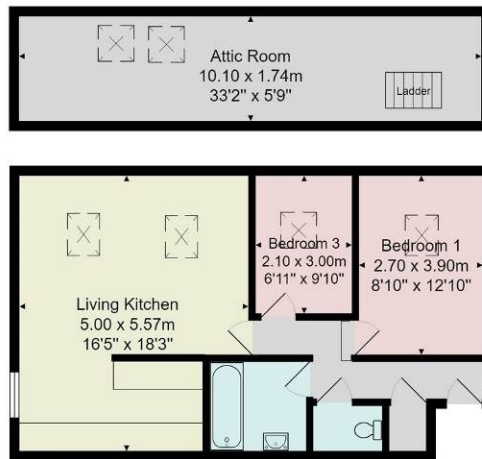
TENURE

We understand that the property is long leasehold, having an original term of 999 years from 1985. The service charges currently £ 150pa.

Subletting is permitted.

Council Tax Band - C





Total Area: 82.3 m² ... 886 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.

Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

