



**4 Barton Court, Off Yew Tree Lane, Harrogate, HG2 9LB**

**£349,950**

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A very spacious apartment with private entrance, garden and garage, situated in this desirable south Harrogate location close to the town centre yet on the edge of beautiful open countryside.

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Stairs lead to the first floor, where there is generous accommodation comprising a sitting room, well-equipped kitchen, bathroom, double bedroom, and a further bedroom or reception room. Stairs lead to the second floor where there is an attic room and additional shower room. The property has the benefit of a private garden situated to the front of the property which provides an excellent outdoor sitting area. There is also a single garage and use of the parking areas surrounding the property.

Barton Court is a select development of just six apartments, situated in this desirable south Harrogate location on the edge of beautiful open countryside yet just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## **FIRST FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with tiled fireplace with living-flame gas fire.

### **KITCHEN**

With a range of fitted wall and base units with gas hob and integrated oven. Integrated dishwasher, fridge and freezer.

### **DINING ROOM / BEDROOM**

A further reception room or additional bedroom.



### **BEDROOM**

A large double bedroom with fitted wardrobes.

### **BATHROOM**

With WC, washbasin, and bath with shower above.

## **SECOND FLOOR**

Stairs lead to the second floor, where there is an attic room which has potential to be used as an additional bedroom. Skylight windows and exposed feature stone wall.



### **SHOWER ROOM**

With WC, washbasin and shower. Access to eaves storage space.

### **OUTSIDE**

To the front of the property there is a private garden with lawn and planted borders, providing a delightful outdoor sitting area. The apartment has the benefit of a single garage and use of the parking areas around the property.

### **AGENT'S NOTES**

Lease is 938 years.

The property is understood to be long leasehold. The current charges for maintenance and insurance are approximately £600 per annum. Subletting / renting is permitted.



### **Council Tax Band - C**



Total Area: 141.0 m<sup>2</sup> ... 1518 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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