



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

£339,950

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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.

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 m² ... 1518 ft²

All measurements are approximate and for display purposes only.
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