



6 Tewit Well Court , Leeds Road, Harrogate, HG2 8AW

£210,000

Guide Price

6 Tewit Well Court , Leeds Road, Harrogate, North Yorkshire,

A beautifully presented two-bedroom first-floor apartment with the advantage of a garage and storeroom.

The spacious accommodation comprises two double bedrooms, a light and airy living / dining room a modern kitchen and bathroom.

The property is situated in this sought-after location, on the edge of the famous Harrogate Stray within just a few minutes' walk of the excellent amenities along Leeds Road, which include the M&S Food Hall, post office and doctor's surgery, and a short distance from Harrogate town centre. The property is close to excellent commuter links being within easy walking distance of railway stations (Harrogate and Hornbeam Park) and is situated along the No 36 bus route. Offered for sale with no onward chain.





FIRST FLOOR

RECEPTION HALL

With fitted cupboards providing excellent storage space. Walk-in boiler cupboard.

SITTING ROOM

The spacious reception room with dual aspect having windows to front and side.

KITCHEN

With a range of wall and base units, space for appliances including washing machine and fridge / freezer and point for a cooker. Window to side. Large boiler cupboard.



BEDROOM 1

A double bedroom with window to front and large walk-in fitted wardrobe.

BEDROOM 2

A double bedroom with window to front and fitted wardrobe.

BATHROOM

With WC, washbasin set within a vanity unit and shower. Tiled walls and floor. Heated towel rail.

OUTSIDE

The property stands within attractive and very well-maintained communal gardens with planted borders, lawn and clothes drying areas. The property has the advantage of a single garage and useful outside storeroom. There are also visitor parking spaces.



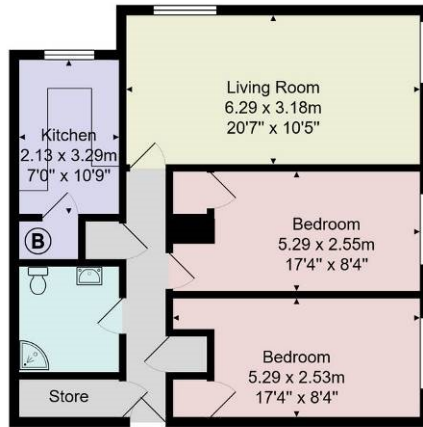
Tenure - Leasehold. 999-year Lease. Maintenance charge is currently £125pcm

Agent's Note

The central heating boiler was installed in 2022.

Council Tax Band - B





Total Area: 71.4 m² ... 768 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 room:
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	80	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			