



12 Trafalgar Court, Trafalgar Road, Harrogate, HG1 1HN

£175,000

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A two-bedroom first-floor apartment occupying an excellent central location, being within an easy walking distance to the Harrogate town centre.

The accommodation offers generous accommodation comprising a large sitting room with adjoining dining area and kitchen together with two double bedrooms and modern bathroom.

Local transport, and the Harrogate railway station are just minutes away. An early viewing is strongly recommended to avoid disappointment.





GROUND FLOOR
COMMUNAL ENTRANCE

With staircase to upper floors.

FIRST FLOOR
ENTRANCE HALL

Storage cupboard, private door-phone entry system and radiator

SITTING ROOM

A spacious reception room with log-effect electric fire, double-glazed windows to rear, central heating radiator and archway to -

KITCHEN / DINING AREA

Fitted kitchen comprising of matching wall and base units, with complementary work surfaces, stainless-steel sink and drainer, electric hob, built-in oven and grill, gas-fired central heating boiler, double-glazed windows to side and rear, central heating radiator.

BEDROOM 1

A double bedroom with built-in wardrobes, double-glazed windows to front and central heating radiator

BEDROOM 2

A further bedroom with double-glazed window to front and central heating radiator

BATHROOM

Bathroom suite comprises low-flush WC, wall-hung washbasin, panelled bath with shower above. Double-glazed window to side and chrome ladder-style heated towel rail.

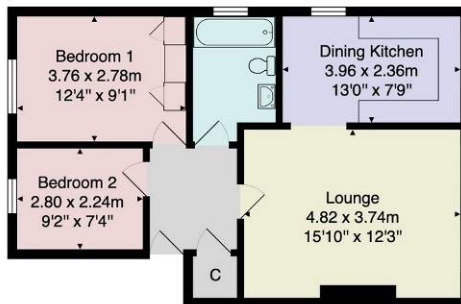
OUTSIDE

Allocated parking space. Communal gardens.

Council Tax: C

Leasehold





Area: 57.6 m² ... 620 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		72	80
England & Wales		EU Directive 2002/91/EC	
www.epi-cal.com			