



Flat 3, 18 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0JX

**£200,000**

Offers Over

# Flat 3, 18 Harlow Moor Drive, Harrogate, HG2 0JX

A well-presented second-floor apartment located in the ever-popular Valley Gardens area of Harrogate. The principal rooms overlook the Valley Gardens, and the accommodation briefly comprises two double bedrooms, spacious lounge, fully fitted kitchen and bathroom. The property is within walking distance of the town centre and has easy access to the shop and services on Cold Bath Road.

## GROUND FLOOR

### COMMUNAL ENTRANCE

With stairs to second floor.

## FIRST FLOOR

### PRIVATE ENTRANCE HALL

With private stairs to second floor.

## SECOND FLOOR

### LANDING

With doors off to other rooms.

## KITCHEN

Fitted with a range of wall and base units, to include oven and hob, fridge/freezer and washer / dryer.

## BATHROOM

Fitted with a suite comprising corner bath with shower over, pedestal washbasin and low-flush WC.

## LOUNGE

A spacious room overlooking the Valley Gardens with feature stone fireplace.

## BEDROOM 1

A good-sized double bedroom.

## BEDROOM 2

A further double bedroom.

## AGENT'S NOTES

The property is long leasehold, having a 125-year lease from 1999.

There is no service charge, costs are shared as and when required.

The ground rent is £50 per annum.

Subletting / renting is permitted.

Pets are not permitted.

## Council Tax Band - B



Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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