



Flat 2, 29 Mornington Crescent, Harrogate, North Yorkshire, HG1 5DL

£177,500

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A well-presented **two double-bedroom** first-floor apartment in this convenient location close to the Stray and within easy walking distance of Harrogate town centre. This excellent apartment has a spacious feel with a good-sized open-plan living area with windows overlooking part of the Stray to the front, kitchen, two good-sized bedrooms and a modern bathroom. The property has a selection of shops and amenities on its doorstep and is just a short walk from the town centre. Ideal for a first-time buyer. Offered for sale with no onward chain.

FIRST FLOOR

LIVING AREA / KITCHEN

A spacious open-plan living space with sash windows to the front overlooking part of the Stray. The sitting area has an attractive fireplace with electric fire and fitted shelving. The kitchen comprises a range of wall and base units with worktop, electric hob with extractor hood above, integrated oven and a free-standing fridge / freezer and washing machine.

BEDROOM 1

A large double bedroom with windows to side and fitted wardrobes. Fitted cupboard housing the boiler and washing machine.

BEDROOM 2

A further double bedroom with windows to rear.

BATHROOM

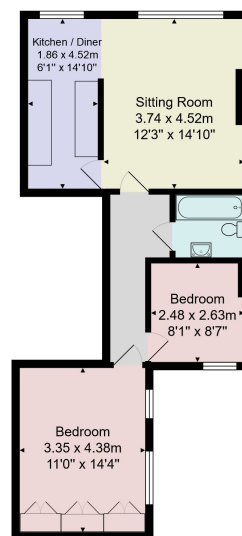
A modern white suite with WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

Tenure - Leasehold

Council Tax Band - B

Agent's Note

The ground rent is currently £20pa.



Total Area: 57.3 m² ... 617 ft²

All measurements are approximate and for display purposes only.

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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

