



Garden Flat, 14 York Place, Harrogate, North Yorkshire, HG1 1HL

£299,950

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A beautifully presented two-bedroom garden apartment with private entrance, en-suite facilities, allocated parking and private garden, situated in the heart of Harrogate town centre and adjoining the famous Harrogate Stray.

This impressive property provides high-quality, modern accommodation with a stunning open-plan living area and kitchen, together with two double bedrooms, utility room, a modern shower room and en-suite shower room. The property has the unusual benefit of a private enclosed courtyard garden and allocated parking.

Situated in an attractive position on the edge of the famous Harrogate Stray and just a stone's throw from the centre of Harrogate, where there is an excellent range of amenities on offer, including number of bars, restaurants, shops and public transport links. Offered for sale with no onward chain.





OPEN-PLAN LIVING AREA & KITCHEN.

A stunning open-plan living space with sitting and dining area with bay window and glazed door to the front. The kitchen comprises a range of stylish modern units with integrated appliances, including electric hob, oven, microwave, and drinks fridge. Useful adjoining utility room, providing additional storage space and plumbing for a washing machine.

BEDROOM 1

A double bedroom with fitted wardrobe and en-suite **EN-SUITE SHOWER ROOM**

With WC, washbasin and shower.

BEDROOM 2

A further double bedroom with fitted wardrobes.

SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit, and shower.

OUTSIDE

The property has the benefit of a private enclosed courtyard garden, providing an excellent paved sitting area and entertaining space. The property has the benefit of an allocated car parking space, situated to the front of the building.

Tenure - Leasehold

Council Tax Band - B





Total Area: 74.3 m² ... 799 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