



Ground Floor Flat, 35 King Edward's Drive, Harrogate, HG1 4HA

£169,950

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A well-presented and good-sized one-bedroom duplex apartment with private garden, situated in this desirable location well served by local amenities and just a short distance from Harrogate town centre.

This excellent property provides generous accommodation arranged over the ground and lower ground floor of this attractive period townhouse. There is a large sitting room, together with a well-equipped, modern dining kitchen, useful utility area and WC. On the lower ground floor there is a large double bedroom and modern en-suite bathroom. The property has the unusual benefit of a good-sized and private rear garden, providing an excellent outdoor sitting area and entertaining space.

The property is situated in this desirable location along King Edward's Drive, well served by excellent local amenities, shops and services, and within easy walking distance of Harrogate town centre. Offered for sale with no onward chain.





GROUND FLOOR ENTRANCE HALL

LOUNGE

A spacious reception room with bay window. Open plan to the kitchen

DINING KITCHEN

With space for dining area. The kitchen comprises a range of fitted units with worktop and breakfast bar. Electric hob, integrated oven and space for appliances.

UTILITY AREA

A useful utility area with space and plumbing for washing machine and tumble dryer.

CLOAKROOM

With WC and washbasin.

LOWER GROUND FLOOR BEDROOM

A large double bedroom with window to the rear.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above.

OUTSIDE

The property has the unusual benefit of a good-sized private courtyard garden, providing an outdoor sitting and entertaining space with access to the rear lane, where there is unrestricted on-road parking.

AGENT'S NOTES

The property is long leasehold, having the remainder of the 999 year lease. The property also owns the freehold for the building.

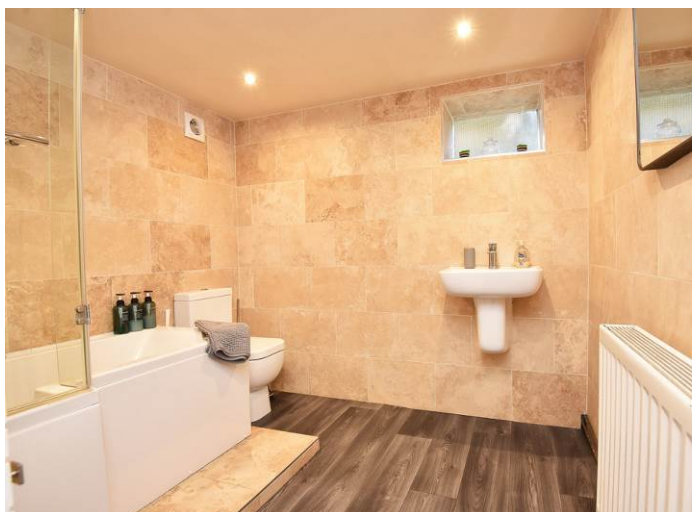
No service charge. Costs split as and when required with the other flat within the building.

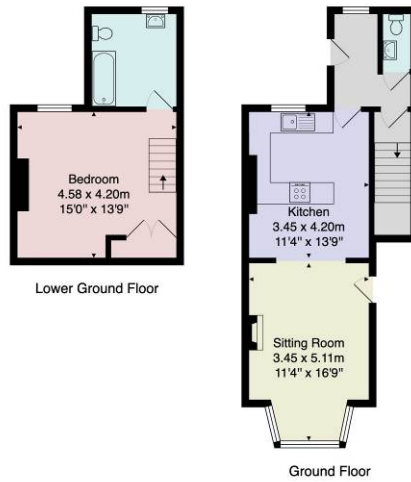
There are no restrictions on renting the property, holiday lets, or owning pets.

Tenure - Leasehold

Council Tax Band -

EPC RATING - 63





Total Area: 67.4 m² ... 726 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 rooms.
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