



7 GRAYSON HOUSE, HARROGATE

GUIDE PRICE £575,000



A beautifully presented, two bedroom apartment, overlooking the Stray.

This well-appointed, two-bedroom apartment offers spacious and bright accommodation. The building is situated adjacent to the famous Harrogate Stray parkland, just a short walk from the wide range of everyday amenities in the town centre, including shops, bars and restaurants, as well as excellent transport links - via both bus and train.

This popular and highly sought-after residential block also benefits from access to beautifully maintained communal gardens, the use of an allocated single garage and private off-street parking.

Charges

Service Charge: £266 pcm

Services

We are advised the property is connected to mains water, electricity and drainage. Gas fired central heating is installed



Local Authority Harrogate Borough Council	Council Tax Band Band E	EPC Rating C
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Property Description.

Upon entry of the building there is a smart and tidy communal entrance foyer, with stairs leading to all apartments as well as a lift.

Located on the second floor, the property has a warm and welcoming entrance hall, an open plan kitchen with ample space for a four-seater dining table and French doors providing access to the balcony.

There is also a separate spacious living room with expansive window to the front aspect which showers the room in natural light.

Completing the layout are two fantastic double bedrooms one of which has an ensuite shower room and built in wardrobes and the other is serviced by a fully tiled, apartment bathroom.

Location

Harrogate is a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks, and the famous Bettys Cafe Tea Room.

The property benefits from easy access to the business centres of Leeds, Bradford, and York. The railway station connects with mainline stations in Leeds and York and provides frequent services to London Kings Cross and Edinburgh





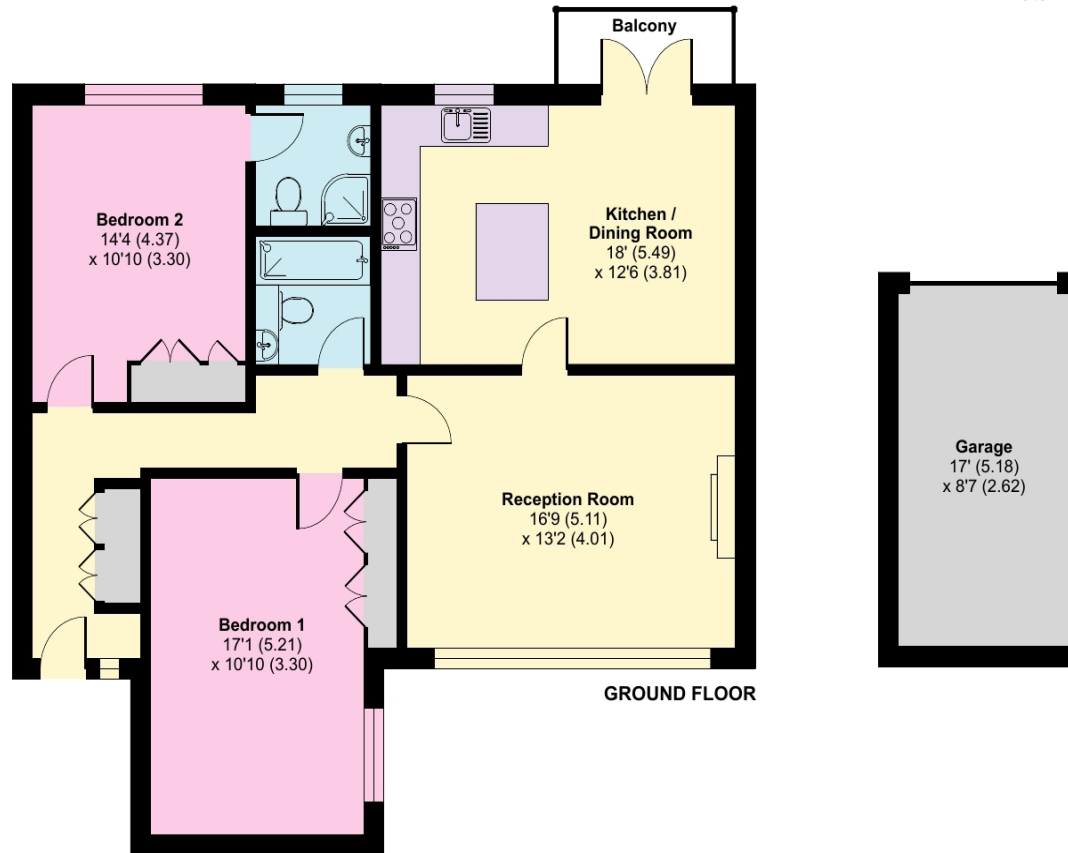
Grayson House, Beech Grove, Harrogate, HG2

Approximate Area = 1033 sq ft / 96 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1180 sq ft / 109.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for North Residential. REF: 1178813

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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