

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



117b King's Road, Harrogate, North Yorkshire, HG1 5HZ

£239,950

Guide Price

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

117b King's Road, Harrogate, North Yorkshire, HG1 5HZ

A superb three-bedroom duplex apartment with private off street parking offering very generous accommodation arranged over the first and second floors.

The property is situated in this most convenient and fashionable location just off King's Road, well served by a range of excellent amenities , bars and shops, within easy walking distance of Harrogate town centre.

Offered for sale with no chain, this individual apartment is sure to appeal to a range of different buyers and an early internal viewing is strongly recommended.





GROUND FLOOR

Private entrance leads to stairs to the first floor.

FIRST FLOOR

DINING KITCHEN

Range of wall and base units with working surfaces over with inset stainless-steel sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, plumbing and space for washing machine, space for tall fridge / freezer, wall-mounted boiler, radiator. Inset ceiling spotlights, space for table. Stairs lead to the second floor.

SECOND FLOOR

BATHROOM

White suite comprising bath with shower over, low-level WC and pedestal washbasin. Chrome heated towel rail.

LOUNGE

Fireplace with log-burner.

SECOND FLOOR

BEDROOM 1

Door to -

EN-SUITE SHOWER ROOM

Shower cubicle, low-level WC and washbasin.

BEDROOM 2

Fitted wardrobe.

BEDROOM 3

Tenure - Leasehold

Council Tax Band - A





Total Area: 89.7 m² ... 965 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.

Verity Frearson

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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

www.epc4u.com