



Flat 2, 66 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0LE

£295,000

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A superb two-bedroom ground-floor apartment offering luxuriously presented newly refurbished accommodation, appointed to a high standard throughout.

The immaculately presented accommodation has double glazing and modern electric heaters and must be viewed internally to appreciate the quality of the fixtures and fittings.

Situated in this highly convenient location overlooking Valley Gardens and the Pinewoods and within easy walking distance of the town centre.





GROUND FLOOR ENTRANCE HALL

LOUNGE

Attractive oak flooring plus architectural features including picture rail, cornice and ceiling rose. Large double bay window to the front.

DINING KITCHEN

A range of modern fittings incorporating electric cooker and hood, integrated fridge, freezer, dishwasher, washer dryer and wine cooler. Granite work surfaces, oak flooring and fitted oak cupboard.



BEDROOM 1

A double bedroom with double glazed window to the rear.

BEDROOM 2

A further bedroom with double glazed window to the side.

BATHROOM

Designer suite comprising low-flush WC, handbasin, free-standing ball-and-claw bath and separate shower cubicle. Heated towel rail.

AGENT'S NOTES

Maintenance payment of £1,000 per annum, per flat.
Shared freehold.

Electric only heating and appliances with dual-rate meters.

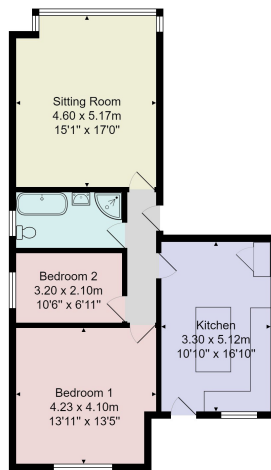
Entry and PIR alarm system.



Tenure - Share of Freehold

Council Tax Band - D





Total Area: 73.9 m² ... 795 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			