



21 Radlyn Park, West End Avenue, Harrogate, HG2 9BZ

£225,000

## 21 Radlyn Park, West End Avenue, Harrogate, HG2 9BZ

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A spacious and well-presented two-bedroom second-floor apartment with the benefit of a lift and single garage and situated in this desirable south Harrogate location just a short distance from the town centre.

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This super property provides generous accommodation, comprising a large reception room with full-height window, together with a modern fitted kitchen with integrated appliances, two double bedrooms, and a modern bathroom. The property is situated on the second floor of this purpose-built development and has the benefit of lift facilities and a single garage. The property stands within attractive and well-maintained communal garden, for the use of all residents.

West End Avenue is a desirable south Harrogate address which is close to the famous Harrogate Stray, and within easy walking distance of Harrogate town centre, where there is an excellent range of amenities on offer. No onward sales chain.





## **SECOND FLOOR ENTRANCE HALL**

### **SPACIOUS RECEPTION ROOM**

With sitting and dining areas.

### **KITCHEN**

With a range of fitted modern units with electric hob, oven, integrated fridge / freezer, dishwasher and plumbing for a washing machine.

### **BEDROOM 1**

A double bedroom with fitted wardrobes.

### **BEDROOM 2**

A further double bedroom with fitted wardrobes.

### **BATHROOM**

With washbasin set within a vanity unit and bath with shower above.

### **SEPARATE WC**

### **OUTSIDE**

The property stands within attractive and well-maintained communal grounds and gardens. The apartment has the benefit of a single garage and use of the visitor parking spaces.

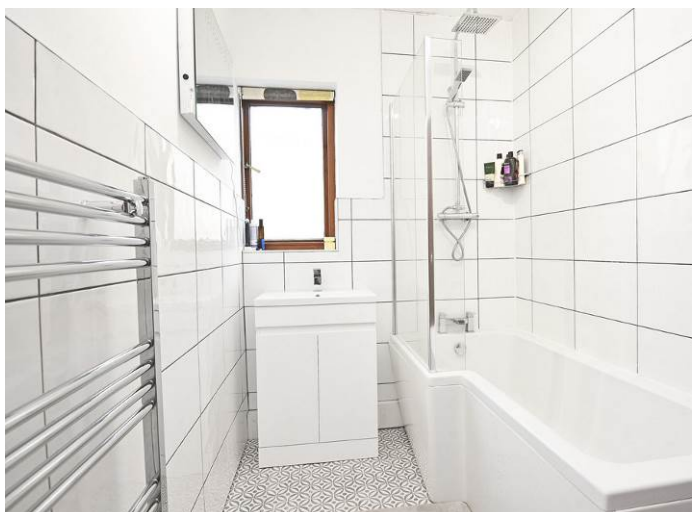
### **AGENT'S NOTE**

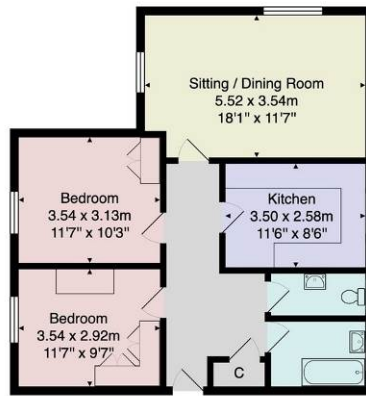
The property is long leasehold with an original term of 999 years from 1982.

Subletting is permitted but no short-term holiday lets allowed.

The service charge is £344 per quarter, includes water rates.

**Council Tax Band - D**





Total Area: 70.7 m<sup>2</sup> ... 761 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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