

**VERITY  
FREARSON**

THE HARROGATE ESTATE AGENT

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Flat 3, 23 Hyde Park Road, Harrogate, North Yorkshire, HG1 5NR

**£199,950**

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY  
• SINCE •  
**1921**

## Flat 3, 23 Hyde Park Road, Harrogate, North Yorkshire, HG1 5NR

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A spacious and very well presented top floor town centre apartment with stunning open plan living space together with two bedrooms and an additional attic bedroom/office.

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The property has modern kitchen and bathroom fittings and is presented to a high standard.

This super apartment enjoys a fabulous town centre position, being within just a couple of minutes walk from the centre of Harrogate and to the railway station.





## **SECOND FLOOR**

### **LIVING ROOM/KITCHEN**

A spacious open plan living space with sitting area with large window to rear and wood burning stove. Modern fitted kitchen with a range of wall and base units, electric hob, extractor hood above, integrated oven, integrated washing machine, integrated fridge.

### **BEDROOM 1**

A double bedroom with window to front.

### **BEDROOM 2**

A double bedroom with window to front.

### **SHOWER ROOM**

A white suite with WC, basin set within vanity unit and shower. Heated towel rail. Skylight window.



## **THIRD FLOOR**

### **ATTIC BEDROOM**

A spiral staircase from the living room leads to a large attic room which could be used as an occasional bedroom with basin set within vanity unit and a skylight window.

**Tenure** - Leasehold

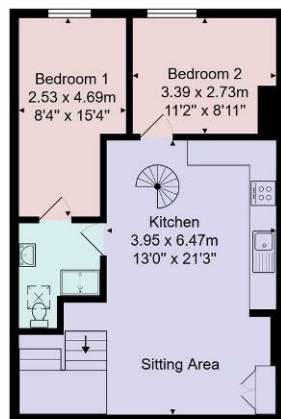
999 year lease

Pay 1/4 of costs as and when (no monthly service charge).



**Council Tax Band** - A





Second Floor



Third Floor

Total Area: 74.3 m<sup>2</sup> ... 799 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

