



Flat 1, 7 Glebe Road, Harrogate, North Yorkshire, HG2 0LZ

£270,000



## Flat 1, 7 Glebe Road, Harrogate, North Yorkshire, HG2 0LZ

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A spacious ground-floor apartment presented to a good standard and situated in this prime position just off Cold Bath Road.

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The property is presented to a good standard, having a large sitting room, together with a well-equipped kitchen, two good-sized bedrooms, and a stunning modern shower room.

The property is located within this desirable south Harrogate location, within a few minutes' walk from excellent amenities along Cold Bath Road and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## GROUND FLOOR

### SITTING ROOM

A large reception room with bay window and fireplace with living-flame gas fire.

### KITCHEN

With a range of fitted units with granite worktops. Electric hob, double oven, integrated fridge / freezer, dishwasher and washing machine. Tiled flooring with under-floor heating.

### BEDROOM 1

A double bedroom with bay window and ornamental fireplace.

### BEDROOM 2

A further good-sized bedroom.

### SHOWER ROOM

A modern newly fitted white suite, comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

### OUTSIDE

On-street parking.

Residents have access to the communal outdoor sitting areas to the front of the property.

### AGENT'S NOTES

The property is understood to be long leasehold, having an original term of 999 years.

The service charge is £ pcm.

Renting is permitted.

Holiday lets are not permitted.

Pets are permitted.

**Council Tax Band - C**







Total Area: 73.1 m<sup>2</sup> ... 787 ft<sup>2</sup>

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 |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 73                      | 79        |
| (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.EPC.UK.COM                              |   |                         |           |