



Flat 2, 61 Duchy Road, Harrogate, North Yorkshire, HG1 2HE

£450,000

Flat 2, 61 Duchy Road, Harrogate, North Yorkshire, HG1 2HE

An impressive ground-floor apartment with private entrance, garden and parking space, situated in this desirable location on Duchy Road, convenient for town and close to beautiful open countryside.

This individual apartment provides a spacious and well-presented accommodation. A private entrance leads to the apartment, where there is a large sitting room with wood-panelled walls, bay window and attractive fireplace. There is also a well-equipped kitchen, dining room, two good-sized bedrooms, two en-suites and an additional cloakroom. The property has the rare benefit of a private enclosed garden, which provides an excellent outdoor entertaining area with a summer house which has light and power. The property also has an allocated car parking space.

The apartment forms part of this delightful building, which comprises just four apartments and is situated in this prime, Harrogate position within the prestigious Duchy estate, within walking distance of Harrogate town centre, where there are a range of amenities on offer, and there is also beautiful open countryside on the doorstep.





GROUND FLOOR

ENTRANCE HALL

SITTING ROOM

A most impressive reception room with bay window and attractive fireplace with electric fire and wood panelled walls.

CLOAKROOM

With WC and washbasin.

KITCHEN

With a range of stylish fitted units with granite and oak worktops. Range cooker, integrated dishwasher and fridge / freezer.

DINING ROOM

A further reception room providing a dining area adjoining the kitchen.

BEDROOM 1

A double bedroom with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail.

BEDROOM 2

A further bedroom with en-suite bathroom and boiler cupboard housing the modern gas boiler.

EN-SUITE BATHROOM

With WC, washbasin and bath.

PORCH / UTILITY

Providing access to the outside with plumbing for a washing machine.

OUTSIDE

The property has the rare benefit of a private enclosed garden with paved sitting areas, planted borders and a summerhouse with light and power. The property has an allocated car parking space.

AGENT'S NOTES

The property is long leasehold, having a lease with 87 years remaining.

The freehold is owned by the management company. Each flat within the building has a 25% share of the management company.

Pets are permitted.

Subletting / renting is permitted.

A service charges payable of £75 per calendar month.

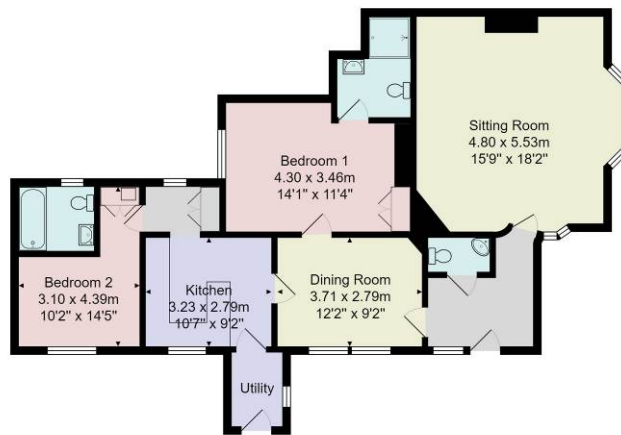
The property has the benefit of double glazing throughout.

The property has gas central heating and the benefit of a recently installed boiler.

The whole roof of the building was replaced in 2020.

Council Tax Band - E





Total Area: 95.0 m² ... 1023 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

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

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

