



Flat 1, 16 Belmont Road, Harrogate, North Yorkshire, HG2 0LR

£89,950

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A one-bedroom garden apartment with parking, situated in this desirable position just off Cold Bath Road and a short walk from Harrogate town centre.

The apartment could now benefit from some modernisation and updating but offers buyers an opportunity to purchase a superb apartment situated in a desirable location which is well served by the excellent amenities along Cold Bath Road and just a few minutes' walk from the famous Harrogate Stray and the town centre.

The accommodation comprises a sitting room, dining kitchen, double bedroom and shower room. The property has the rare benefit of a dedicated parking space at the rear.





GROUND FLOOR

LIVING ROOM

A spacious reception room with glazed door to the front.

DINING KITCHEN

With a range fitted units with electric hob and oven. Door leads to the rear. Space for dining area.

BEDROOM

A double bedroom.

SHOWER ROOM

With WC, washbasin and shower. Heated towel rail.

OUTSIDE

The property has the benefit of a parking space.

Tenure - Leasehold

Council Tax Band - A





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.
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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	78
(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.EPC4U.COM		