



VERITY
FREARSON

3 STRAYSIDE HOUSE, CAVENDISH AVENUE, HARROGATE, HG2 8HX

OFFERS OVER £700,000

3 STRAYSYDE HOUSE, CAVENDISH AVENUE

Harrogate, HG2 8HX

A two-bedroom first-floor apartment providing generous and beautifully presented accommodation in this attractive Straysyde building with balcony, garage, parking and lift access. This impressive property is situated in a delightful position enjoying direct views over the adjoining Stray and is within an easy level walk of Harrogate town centre.

The apartment has a large reception room with space for sitting and dining areas and French doors leading directly onto a private balcony, which provides a superb outdoor seating and entertaining space enjoying a southwest-facing aspect. There is also a well-equipped kitchen, two double bedrooms, shower room and cloakroom.

Straysyde House has a delightful communal garden for the use of all residents. The apartment also has the benefit of a single garage, allocated parking space and use of a basement storage area.



Lift Access · Sitting / Dining Room · Kitchen · Cloakroom

2 Bedrooms · Shower Room · Study Area

Off-Road Parking · Garage · Large Balcony · Attractive Communal Gardens







ACCOMMODATION

FIRST FLOOR

RECEPTION HALL

With telephone entry phone. Range of fitted cupboards.

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas. Extensive range of fitted cabinets and shelving. Attractive fireplace with remote controlled living flame gas fire. Doors lead to the balcony.

KITCHEN

With space for dining table. The kitchen comprises a range of fitted units with granite worktops, integrated Neff double oven, microwave and grill, electric hob with Neff extractor hood above. Integrated Miele dishwasher, Miele washer dryer and fridge. A cupboard houses the gas boiler and large hot-water cylinder.

CLOAKROOM

With WC and washbasin. Heated towel rail.

SHOWER ROOM

A white suite comprising WC, washbasin set within a vanity unit. Rainhead shower. Marble tiled walls. Two heated towel rails. Fitted cupboard with mirrored door.

BEDROOM 1

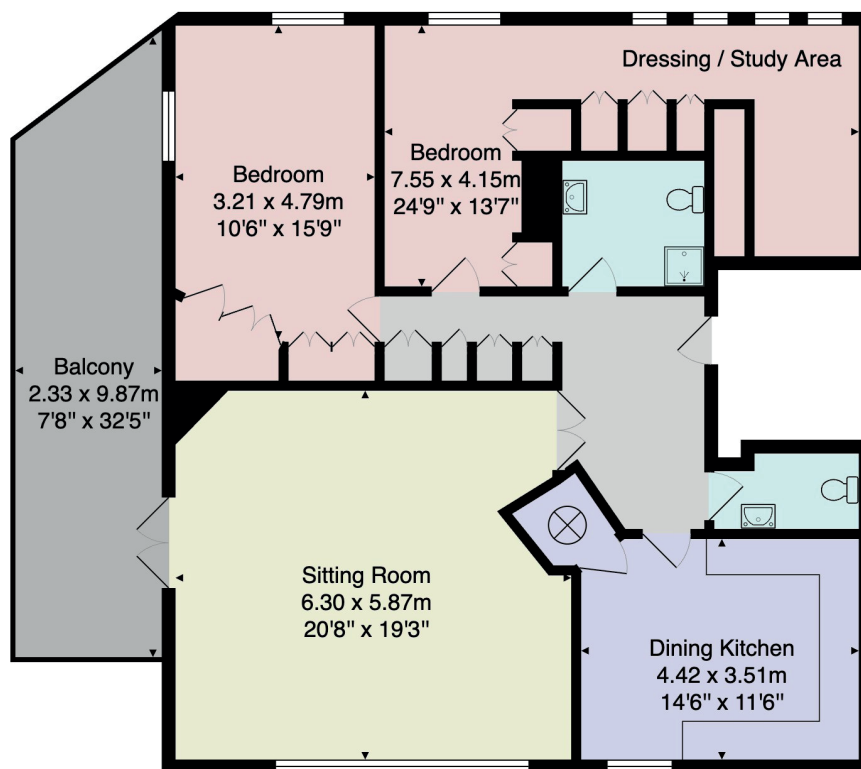
A large double bedroom, currently used as a snug, with two windows enjoying delightful views over the Stray. Fitted cupboards and concealed vanity unit with washbasin.

BEDROOM 2

A double bedroom, fitted dressing table and fitted wardrobes which have automatic lights.

There is an additional area next to this bedroom which could be used to provide a study area, or potentially be converted into an en-suite if required.

FLOOR PLAN



Total Area: 119.1 m² ... 1282 ft² (excluding balcony)

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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Outside

Straysde House has attractive communal gardens for the use of all residents. The apartment has an allocated car parking space and a single garage with light and power.

The property also has the benefit of a private balcony, providing a generous outdoor seating enjoying a southwest-facing aspect and a superb outlook directly over the adjoining Harrogate Stray. There is an electric remote controlled awning and outside tap. The apartment has an allocated area within the basement for additional storage.

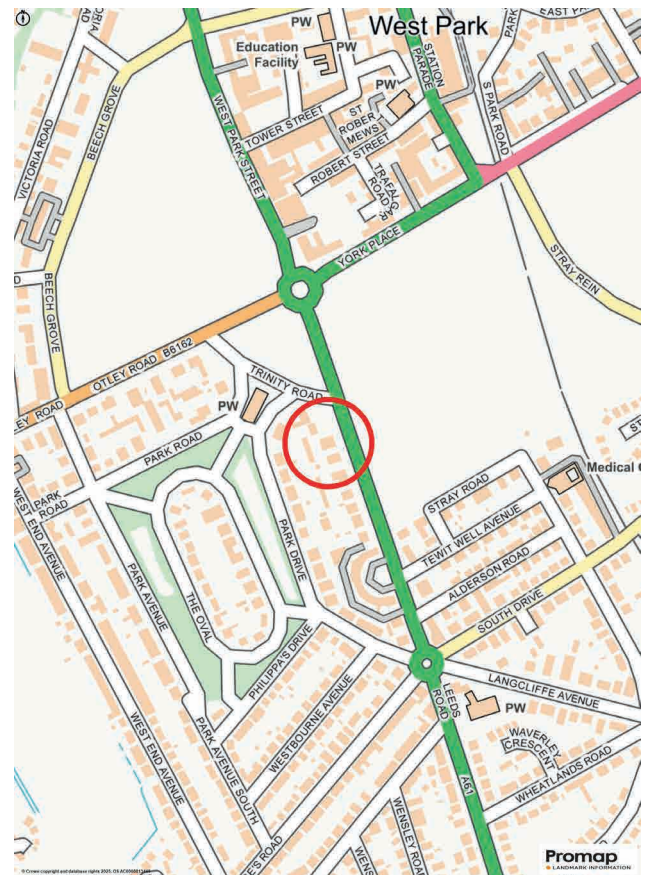
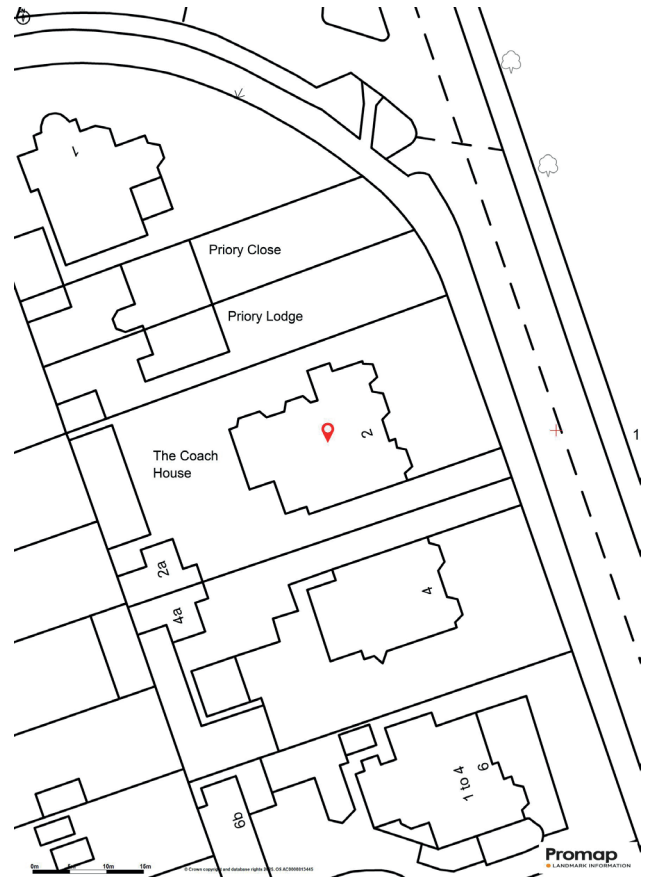
Services

All mains services connected.

Tenure

Leasehold

Council Tax Band - F



Harrogate

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