



7 Royal Stables, Woodfield Drive, Harrogate, HG1 4LR

£175,000

# 7 Royal Stables, Woodfield Drive, Harrogate, HG1 4LR

---

A recently renovated and individual two-bedroom property forming part of this beautiful period building, situated in a convenient location, close to amenities and just a short distance from Harrogate town centre.

---

This beautifully presented home has undergone a complete renovation which includes a full re wire, radiators, and a pressurised immersion tank.

The light and airy accommodation comprises open plan living dining and kitchen area, two double bedrooms to the first floor and a house shower room. To the front of the property there are communal gardens, and the property has the benefit of laundry facilities and a residents' parking area.





## **GROUND FLOOR** **SITTING / DINING ROOM**

A spacious reception room with space for sitting and dining areas.

## **KITCHEN**

Modern range of wall and base units with working services having inset sink and drainer. Electric oven, induction hob and extractor fan above. Plumbing and space for washing machine and space for tumble dryer.

## **FIRST FLOOR** **LANDING**

Airing cupboard housing new immersion tank.

## **BEDROOM 1**

A large double bedroom.

## **BEDROOM 2**

A further good-sized bedroom.

## **SHOWER ROOM**

Shower enclosure, low flush wc and vanity unit with inset wash basin. Heated towel rail.

## **OUTSIDE**

To the front of the property there are communal gardens. There are also communal laundry facilities and a residents' parking area.

## **AGENTS NOTE**

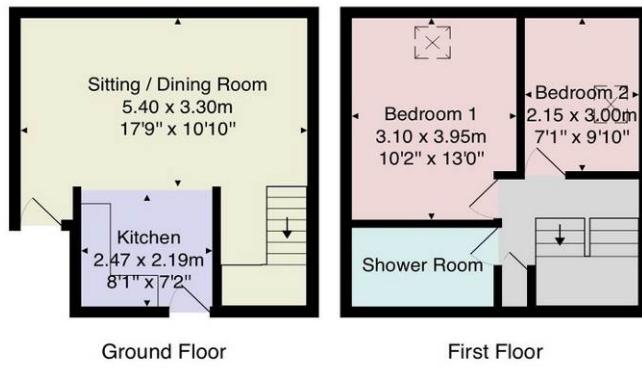
The property is understood to be long leasehold, having 189 years remaining. The service charge is understood to be approximately £114.89 per calendar month.

The property has recently been redecorated and recarpeted throughout and has the advantage of a storage area under the stairs and in the loft.

**Tenure** - Leasehold

**Council Tax Band** - B





Total Area: 59.1 m<sup>2</sup> ... 637 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

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

For all enquiries contact us on:

01423 562531

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs.			
(26-100)	A		85
(81-61)	B		
(60-40)	C		
(55-40)	D		
(39-24)	E		
(23-09)	F		
(1-29)	G		
Not energy efficient - higher running costs.			
England & Wales		EU Directive 2002/91/EC	
		www.EPC4U.com	