



142 Bramham Drive, Harrogate, North Yorkshire, HG3 2UB

£150,000

THE HOME OF PROPERTY  
• SINCE •  
**1921**

# 142 Bramham Drive, Harrogate, North Yorkshire, HG3 2UB

A spacious two-bedroom second-floor apartment with access to a large attic space, ideally situated in a convenient location close to Harrogate town centre and within a short walk of local amenities.

## ACCOMMODATION

The well-presented home comprises - communal entrance with secure intercom system and stairs leading to the second floor, private entrance hall with a useful storage cupboard and loft hatch with pull-down ladder giving access to the large attic space. The property features a spacious living / dining room and a kitchen fitted with a range of wall and base units, display cabinets, work surfaces with inset sink, electric oven, hob with extractor, plumbing and space for a washing machine, and space for a dishwasher.

There are two good-sized bedrooms and a bathroom with jacuzzi bath, shower and screen, low-flush WC, pedestal washbasin and a storage cupboard housing the immersion tank.

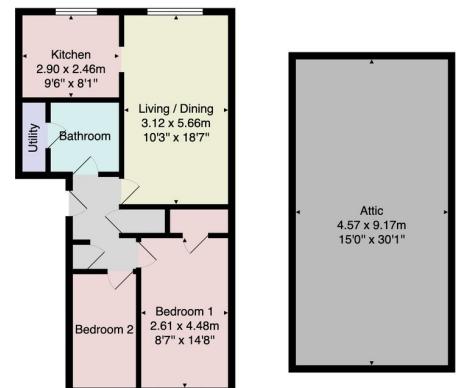
## OUTSIDE

Externally, the property benefits from communal gardens, and residents have use of the allocated parking area.

**Tenure** - Leasehold

**Council Tax Band** - A

**EPC RATING** - 54



Total Area: 59.2 m<sup>2</sup> ... 637 ft<sup>2</sup> (excluding attic)  
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	
(55-68)	D	
(39-54)	E	
(21-38)	F	54
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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