



Flat 27, Duchy Court Otley Road, Harrogate

£200,000



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A spacious two-bedroom, second-floor apartment with tandem garage, forming part of this popular purpose-built stone development, ideally positioned in a particularly attractive residential location close to the Harrogate Stray and within comfortable walking distance of the town centre.

The property benefits from double glazing and gas-fired central heating and offers well-proportioned accommodation that would now benefit from a programme of modernisation, presenting an excellent opportunity for purchasers to update and personalise to their own taste.

Outside

The apartment forms part of an attractive, purpose-built stone development set within well-maintained communal gardens and grounds. The building stands in a prime residential position close to the Harrogate Stray, enjoying a pleasant and open aspect with mature trees, shaped lawns and established planting.

The development benefits from a driveway approach providing access to garaging and resident parking.

The property benefits from a tandem garage with a private parking space positioned directly in front of the garage.

The communal grounds are a particular feature, being neatly kept and providing a green and peaceful setting, whilst remaining just a short, level walk from Harrogate town centre via the Stray.

Council Tax band: C

Tenure: Leasehold



Accommodation

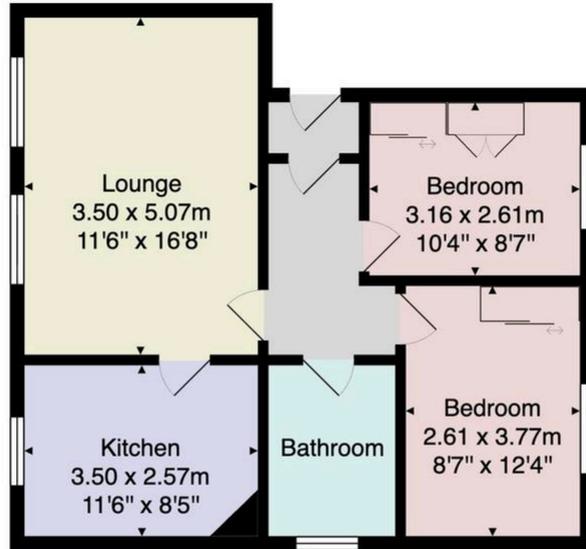
The accommodation comprises a generous and well-proportioned sitting room featuring two large windows that flood the space with natural light and provide pleasant leafy outlooks. The room offers ample space for both sitting and dining areas and is centred around a fireplace with fitted electric fire and hearth. A door leads through to the breakfast kitchen.

The breakfast kitchen is fitted with a range of light wood wall and base units with coordinating work surfaces and tiled splashbacks. There is a stainless steel gas hob with extractor canopy above, integrated double oven, stainless steel sink unit and space for further appliances. A large window provides good natural light and outlook. Although well maintained, the kitchen is now somewhat dated in style and offers excellent scope for modernisation.

There are two good-sized double bedrooms. The principal bedroom enjoys a pleasant outlook via two windows and benefits from a range of fitted wardrobes with mirrored sliding doors providing generous storage space. The second bedroom is also a comfortable double with large window and fitted radiator beneath, ideal as a guest bedroom, home office or additional reception space if required.

The bathroom is fitted with a coloured suite comprising panelled bath with shower over, pedestal wash basin and low-flush WC. There are part-tiled walls and an opaque window providing natural light and ventilation. The bathroom is serviceable but now dated, offering clear scope for refurbishment.





Total Area: 58.9 m² ... 634 ft²

All measurements are approximate and for display purposes only.

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