



**Flat 2, 69 East Parade, Harrogate**

**£210,000**



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WINNING AGENT**  
**#DARINGTOBEDIFFERENT**



A beautifully presented first-floor apartment, ideally situated in the very heart of Harrogate town centre, just a five-minute walk from the railway station and the town's excellent range of shops, cafés, bars and restaurants. This attractive apartment combines elegant period features with modern fittings, creating a stylish and comfortable home in a highly convenient location.

A particular highlight of the property is the impressive open-plan kitchen and living space, which features high ceilings, a large bay window and an attractive ornamental fireplace, all combining to provide a light, spacious and characterful living environment. The apartment would suit a range of buyers, including professionals, downsizers or those seeking a central pied-à-terre.

#### OUTSIDE

On-street parking is available nearby.

#### AGENTS NOTE

The property is long leasehold with a share of the freehold.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

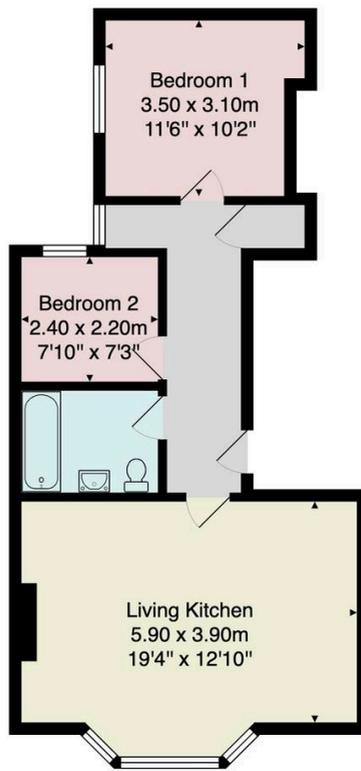


#### FIRST FLOOR

The accommodation is accessed via a reception hall with a large fitted storage cupboard, providing useful storage space. This leads through to the impressive open-plan kitchen and living area, offering ample room for both sitting and dining. The space benefits from a large bay window, high ceilings and an original ornamental fireplace, creating a bright and elegant focal point. The modern kitchen is fitted with a range of stylish wall and base units and integrated appliances.

There are two good-sized bedrooms, both well presented, along with a modern bathroom fitted with a white suite comprising a bath with shower over.





Total Area: 54.7 m<sup>2</sup> ... 589 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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