



14 Hereford Court, Hereford Road, Harrogate

£225,000



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A well-presented two-bedroom top-floor apartment offering light and spacious accommodation, a modern kitchen and a larger-than-average garage, situated in the sought-after Duchy area of Harrogate, close to Valley Gardens and the amenities of Cold Bath Road.

The apartment forms part of a popular development within Harrogate's desirable Duchy area, one of the town's most sought-after residential locations. Ideally positioned within walking distance of Valley Gardens and the independent shops, cafés and everyday amenities of Cold Bath Road, the property enjoys a convenient and attractive setting.

The building benefits from a communal entrance hall with passenger lift access. A particular feature of the property is the larger-than-average garage with a remote-controlled door, together with additional visitor parking. The garage is situated in a block at the far end of the rear parking area, fits a medium sized family car. There is no electric link to the garage but a number of residents have fitted solar panels for electric doors etc.

Overall, the apartment offers well-proportioned accommodation in a popular residential area of Harrogate, within easy reach of the town centre and local amenities.

Agents Note

The wardrobes, bedroom furniture, office furniture and reception furniture were made to maximise the storage space in the apartment, they are free standing and are available to purchase separately by way of negotiation. There are built in wardrobes in the office/guest bedroom.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

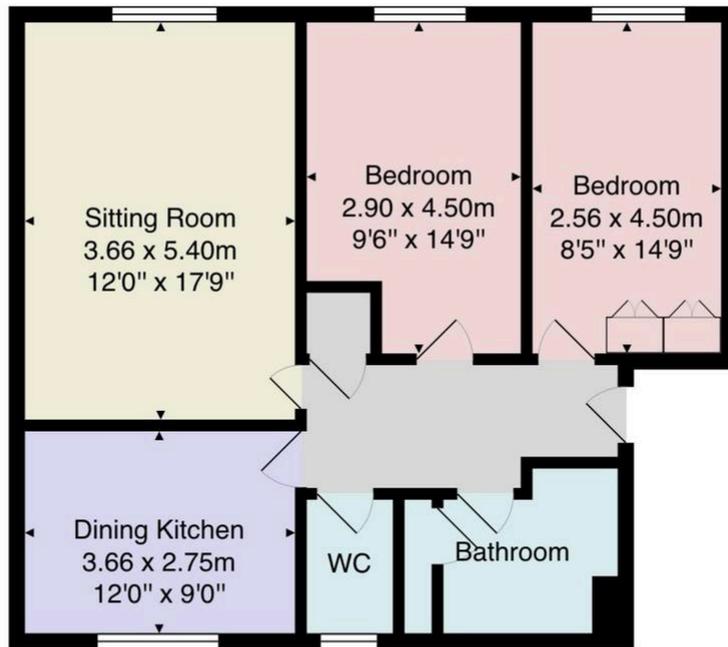


The apartment opens into a spacious entrance hall providing access to all rooms. The accommodation is well proportioned throughout, with neutral décor and good natural light creating a comfortable living environment.

The living room is a generous reception space with room for both sitting and dining areas. Large windows allow plenty of natural light into the room and provide pleasant open aspects. The kitchen is fitted with modern units, integrated appliances and a useful breakfast bar.

There are two double bedrooms. The principal bedroom benefits from a pleasant rear aspect, while the second bedroom is suitable as a guest room, study or additional bedroom, with built in wardrobes. The bathroom is fitted with a modern three-piece suite including a bath with shower over and contemporary tiling.





Total Area: 73.0 m² ... 786 ft²

All measurements are approximate and for display purposes only.

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