



**Flat 3, 59 Kings Road, Harrogate**

**£175,000**



**YOUR AWARD  
WINNING AGENT**

**#DARINGTODIFFERENT**



**A spacious two-bedroom second-floor apartment located on the sought-after King's Road, occupying the entire top floor of this attractive townhouse and benefiting from an allocated parking space to the rear. The property provides generous and well-presented accommodation, including an open plan living space and kitchen, and is offered with a long leasehold interest and a 25% share of the freehold.**

**The apartment enjoys a convenient and appealing layout, with a large open plan reception room and kitchen providing ample space for sitting and dining, together with two bedrooms and a modern shower room. The second bedroom also offers flexibility for use as a home office, making the property well suited to a range of purchasers. Offered for sale with no onward chain.**

**OUTSIDE The property benefits from an allocated car parking space located at the rear of the building.**

**AGENT'S NOTE The property is long leasehold and also benefits from a 25% share of the freehold.**

**The original lease term is 999 years.**

**There is a service charge of £40 per calendar month.**

**Subletting is permitted.**

**Holiday lets are allowed.**

**Pets are permitted.**

**Council Tax band: A Tenure: Leasehold EPC Energy Efficiency Rating: D**



## SECOND FLOOR

The generous accommodation occupies the entire second floor of the townhouse. There is a large open plan living space with ornamental fireplace and window to the front, opening through to the kitchen area which provides space for dining.

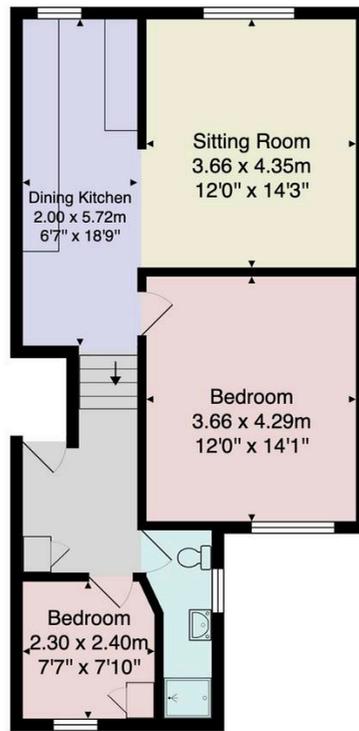
The kitchen is fitted with a range of units and appliances including an electric hob, oven, dishwasher and washing machine, together with a free-standing fridge / freezer.

There are two bedrooms, including a good sized double principal bedroom and a second single bedroom, which could also be used as a home office, where there is a custom made cupboard with a tumble dryer. The accommodation is served by a modern shower room fitted with WC, washbasin and shower.

## LOFT

There is a useful loft space providing storage.





Total Area: 60.9 m<sup>2</sup> ... 655 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.

