



1 Clifton House, Stray Road, Harrogate, North Yorkshire, HG2 8AR

£250,000

Guide Price

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A fantastic opportunity to purchase this superb two-bedroomed purpose-built ground-floor apartment situated in a stunning position directly overlooking the famous Harrogate Stray.

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The property provides generous accommodation with two good-sized double bedrooms, modern shower room, dining kitchen, and generous reception room with large windows overlooking the Stray. The apartment forms part of a small development of just 12 apartments with a residents' parking area and its own single garage.

Clifton House is situated on the edge of the Stray, convenient for the shops on Leeds Road and just a few minutes' level walk to Harrogate town centre. Offered for sale with no onward chain.





## GROUND FLOOR

### SITTING ROOM

A spacious reception room with windows to front directly overlooking the Stray, plus further windows to rear and side.

### KITCHEN

Having a range of modern wall and base units and work surfaces with inset sink. Electric hob with extractor hood above, integrated electric double oven, plumbing for washing machine and slim-line dishwasher. Large window overlooking the attractive communal gardens.

### BEDROOM 1

A generous double bedroom with window to side overlooking the gardens. Fitted wardrobes.

### BEDROOM 2

A further spacious double bedroom with window to front directly overlooking the Stray. Fitted wardrobes.

### SHOWER ROOM

White suite comprising WC, washbasin and large walk-in shower.

### OUTSIDE

The property stands within attractive communal gardens and grounds for use by all the residents. The apartment has a **SINGLE GARAGE** and the use of residents' and visitors' parking spaces.

### TENURE

Leasehold. Each apartment owner holds a one-twelfth share of the Freehold.

**Council Tax Band - C**



