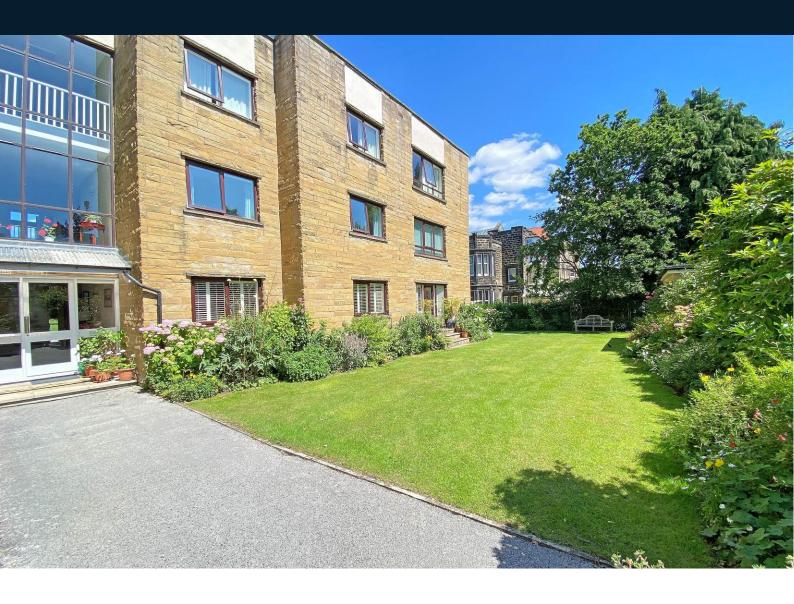
THE HARROGATE ESTATE AGENT



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



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.

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 walkin 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





Total Area: 68.5 m² ... 737 ft² 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. Copyright 2017 Ac2

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