



VERITY
FREARSON

FLAT 3, 1 LEEDS ROAD, HARROGATE, HG2 8AW

GUIDE PRICE £595,000

FLAT 3, 1 LEEDS ROAD,

Harrogate, HG2 8AW

An immaculately presented three-bedroomed apartment in this impressive period building, with stunning outlook over the adjoining Stray and the advantage of two off-street parking spaces and a balcony with further Stray views.

This super property provides spacious accommodation and has been refurbished to a high standard, with large room sizes (and potential to create an ensuite), wooden shutters and stunning views. The property also has the advantage of off-street parking and is situated in one of Harrogate's most desirable position just outside of the town centre, overlooking the Stray and just a short walk from the town centre and excellent local amenities. This immaculately presented three-bedroomed apartment occupies the whole of the second floor of this impressive period building, with a stunning outlook over the adjoining Stray and the advantage of an attractive entrance at the side of the building.

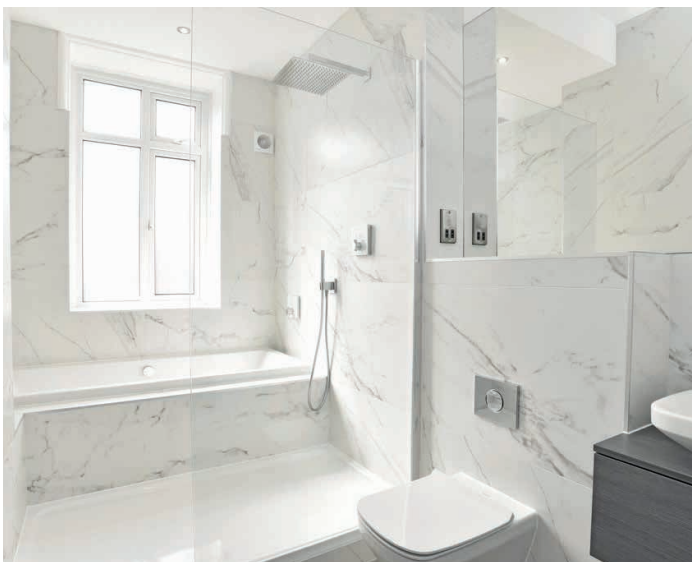


Entrance Hall · Sitting Room · Living Kitchen

3 Bedrooms · Bathroom

Allocated Parking Space







ACCOMMODATION

SECOND FLOOR

ENTRANCE HALL

Large hallway with central heating radiators.

SITTING ROOM

A large reception room with windows to front and side with Stray views. Four central heating radiators. Gas fire with attractive surround. Oval stage with bay and cinematic with Stray views. Opens to -

LIVING KITCHEN

A bespoke kitchen with modern hand built wall and base units and large island. Induction hob, integrated double electric oven, integrated dishwasher and fridge / freezer. Large bay window to side with Stray views. Central heating radiator, dining area and original exposed wood flooring.

BEDROOM 1

A large master bedroom having windows to side with shutters and central heating radiator.

BEDROOM 2

A second large bedroom having window to side with Stray views and wooden shutters and access to a balcony to side. Central heating radiator and fitted wardrobes.

BEDROOM 3

A further bedroom having window to side with shutters. Central heating radiator. Ornamental fireplace.

HOUSE BATHROOM

Modern white suite comprising low-flush WC, washbasin, bath and shower cubicle. Heated towel rail, window and tiling to walls and floor.

UTILITY

Window to rear. Plumbing for washing machine and dryer.

ADDITIONAL STORAGE

Large storage room in the communal hall way for the use of Flat 3.

FLOOR PLAN



Total Area: 143.4 m² ... 1544 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.
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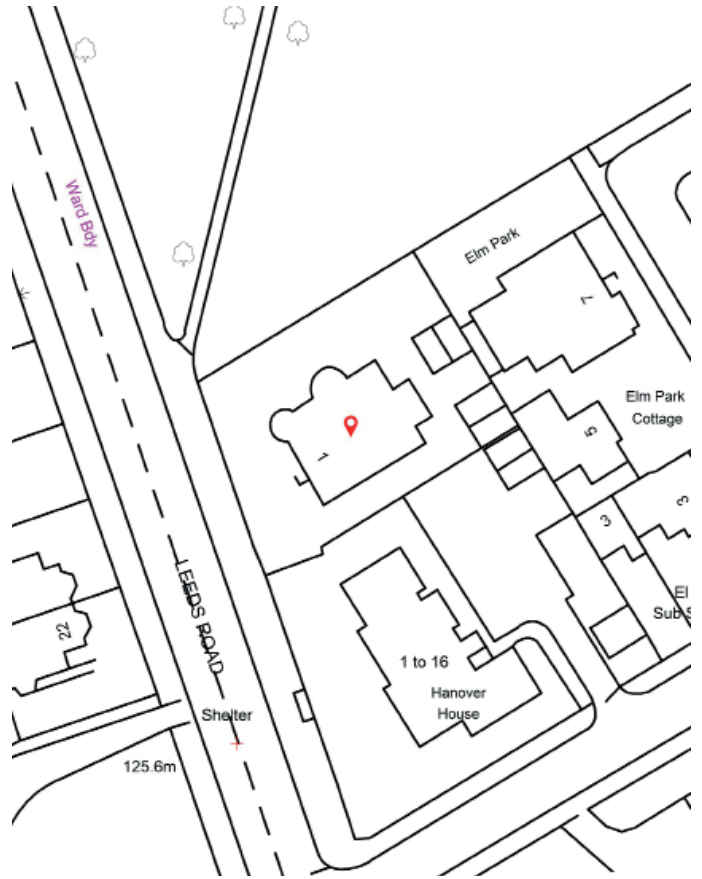
Outside

The property has an allocated off-street parking space. A large fire escape, which makes an ideal sitting area with Stray views. There is also a garage to the rear of the building with up and over door and some addition outside sitting space.

Services

All mains services connected.

Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Harrogate

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