



Garden Flat, 23 Harlow Oval, Harrogate, North Yorkshire, HG2 0DS

£175,000



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A well-presented two-bedroomed garden apartment forming part of this attractive period property within this sought-after south Harrogate location.

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The apartment has the advantage of its own front door and small garden area, and comprises two double bedrooms, well-equipped kitchen and bathroom and good-sized sitting room.

Harlow Oval is a desirable street on the south side of Harrogate, well served by the local shopping parade on Cold Bath Road and just a short distance from the Stray, Valley Gardens and Harrogate town centre.





### **SITTING ROOM**

A spacious reception room with window to rear and wall-mounted gas fire.

### **KITCHEN**

With a range of wall and base units, electric oven and hob with extractor hood above. Space for a fridge and a washing machine. Window and door to front.

### **BEDROOM 1**

A large double room with window to rear and fitted cupboard.

### **BEDROOM 2**

A further double room with window to side and fitted wardrobe.

### **BATHROOM**

A white suite with WC, washbasin and bath with shower above. Heated towel rail.

### **OUTSIDE**

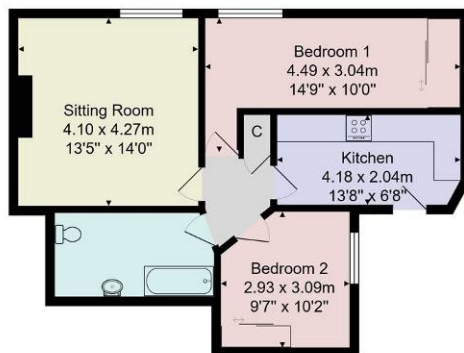
The apartment has a small courtyard garden providing access to the front of the property.

**Tenure** - Leasehold

**Council Tax Band** - B







Total Area: 60.1 m<sup>2</sup> ... 647 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.  
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## Verity Frearson

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Energy Efficiency Rating		Current
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	