



Flat 3, 3-5 Coppice Drive, Harrogate, North Yorkshire , HG1 2JE

£299,999



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An impressive first-floor two-bedroomed apartment with two allocated car parking spaces, in this most convenient location close to the town centre.

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This elegant apartment is situated on the first floor of this attractive period property and offers spacious and characterful accommodation with high ceilings, and boasts original features and generous storage space. There is a large sitting room with bay window, plus a dining kitchen, two double bedrooms, house bathroom and en-suite shower room.

Situated in a pleasant and quiet tree-lined avenue, just a short walk from the centre of Harrogate and its many amenities.





## **FIRST FLOOR**

### **RECEPTION HALL**

With a large and very useful storage cupboard with lighting and power points, housing additional appliances.

### **SITTING ROOM**

An impressive and spacious room with cornice and picture rails. Bay window to front and attractive fireplace with living-flame gas fire. Large double central heating radiator.

### **KITCHEN**

Fitted with a range of wall and base units with work surface having inset 1½-bowl stainless-steel sink and drainer with mixer tap. Space for washing machine, dishwasher and fridge. Gas range cooker, having two ovens, grill, storage drawer and five-burner gas hob. Sash window to side. Ample space for a dining table and chairs. Double central heating radiator.



### **BEDROOM 1**

Master bedroom with ceiling cornice and picture rails. Sash windows to side, two fitted wardrobes and double central heating radiator.

### **LARGE HOUSE BATHROOM**

A white suite comprising low-level WC, washbasin, and bath with shower above. Tiling to walls and floor, large heated towel rail and window blind.



### **BEDROOM 2**

A double bedroom with en-suite shower room. Sash window to side with blind and attractive view.

### **EN-SUITE SHOWER ROOM**

A modern, newly fitted white suite comprising low-level WC, washbasin and shower. Window to side with blind.

### **OUTSIDE**

The property stands within attractive, well-maintained communal gardens. The apartment has two dedicated parking spaces.

### **AGENT'S NOTE**

All floor coverings are included in the sale.

**Tenure** - Leasehold

**Council Tax Band** - C







Total Area: 105.0 m<sup>2</sup> ... 1119 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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