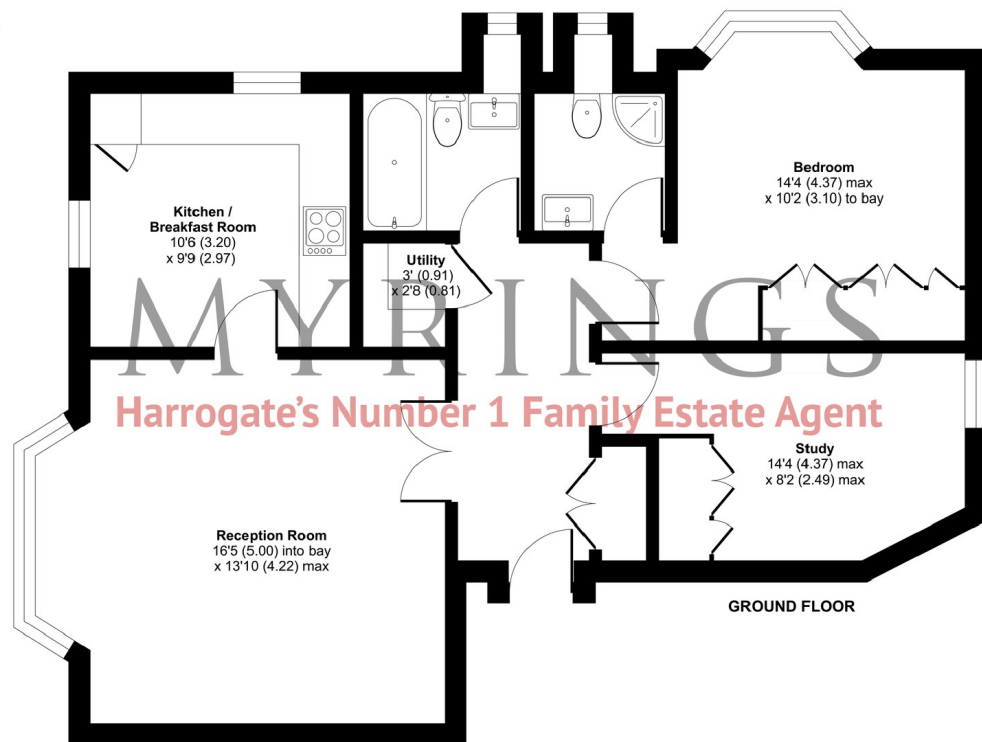


Norfolk House, Portland Crescent, Harrogate, HG1

Approximate Area = 765 sq ft / 71 sq m

For identification only - Not to scale



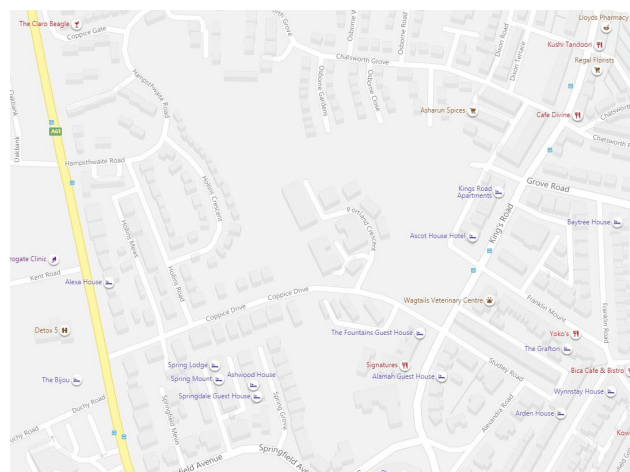
Harrogate's Number 1 Family Estate Agent

GROUND FLOOR

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Myrings. REF: 663527



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	79
(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		



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

Proceed out of Harrogate down the A61 Ripon Road, take a right turn into Coppice Drive and take the third left onto Portland Crescent. Follow the road around to the gated entrance where Norfolk House can be found on the right.



3 Norfolk House, Portland Crescent, Harrogate

£245,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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MYRINGS
 Harrogate's Leading Family Estate Agent



3 Norfolk House, Portland Crescent, Harrogate, North Yorkshire, HG1 2TS

 1  2  2

This beautifully renovated two bedroom ground floor apartment with lift access, underground parking and concierge service forms part of an exclusive, gated development within a short walk of Harrogate's town centre.

Through the secure gated entrance there is ample guest and visitor parking in the parking area, and there are pleasant, well tended communal gardens throughout the development. Norfolk House itself has only 10 apartments and is accessed via a secure communal door. The apartment itself, having undergone a full scheme of improvements in recent years, opens into a spacious central hall with a useful storage cupboard for coats and footwear, and a second cupboard housing the combi boiler. To the front elevation there is a naturally light lounge with an area large

enough for a dining table. Adjoining is a superb fitted breakfast kitchen with a range of units, high quality integrated appliances and granite worktops. There is a lovely bay fronted master bedroom complete with fitted wardrobes and a fully tiled en-suite shower room, and a second double bedroom again with fitted wardrobes which is served by a rather stylish, fully tiled bathroom.

This impressive development is conveniently located within comfortable walking distance of Harrogate's town centre with it's many attractions such as boutique shopping, Betty's famed Tea Rooms and the 200 Acre Stray Parkland. Transport links are most accessible with the train line running to the main stations at York and Leeds, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
0.6 miles



Main Roads
A1M - 8 miles



Train
Harrogate - 0.7 miles



Airport
Leeds Bradford - 12.9 miles

Fixtures & fittings

Fixtures and fittings are to be negotiated separately.

Services

All mains services are connected.

Rating Authority

Harrogate Borough Council Tax Band E

Tenure

Leasehold