



7 Tudor Court, Prince of Wales Mansions, York Place, Harrogate, HG1 1JB

£350,000

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A beautifully presented and spacious, duplex apartment, situated within this attractive, stone-built landmark building overlooking the Stray and being within level walking distance of the town centre.

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There is a magnificent communal entrance vestibule with seating area, staircase and lift, leading to the third floor. Apartment 7 provides generous accommodation with two double bedrooms and shower room, together with two reception rooms and kitchen, with all the rooms having a delightful Stray view. There is also an additional room off the main bedroom, which would be ideal for conversion to an en-suite or dressing room.

This impressive duplex apartment occupies the third and fourth floor of the Prince of Wales Mansions building and has the benefit of well-maintained communal entrance, garage and parking. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **COMMUNAL ENTRANCE VESTIBULE**

Lift and stairs to the upper floors.

## **THIRD FLOOR**

### **ENTRANCE HALL**

### **LIVING ROOM**

A spacious reception room with Stray views and attractive fireplace.

### **DINING ROOM**

A further reception room with Stray views.

### **KITCHEN**

With fitted wall and base units, gas hob and oven. Stray views.

### **CLOAKROOM**

With low-level WC and washbasin.

## **FOURTH FLOOR**

### **LANDING**

### **BEDROOM 1**

A large double bedroom with fitted wardrobe and window to front overlooking the Stray. An adjoining room provides a potential en-suite or dressing room.

### **BEDROOM 2**

A further double bedroom with fitted wardrobes and Stray views.

### **SHOWER ROOM**

Modern white suite comprising low-level WC, vanity unit with twin washbasins, and steam room/shower. Heated towel rail.

### **OUTSIDE**

The apartment has the benefit of a **SINGLE GARAGE** and off-road parking accessed from York Place.

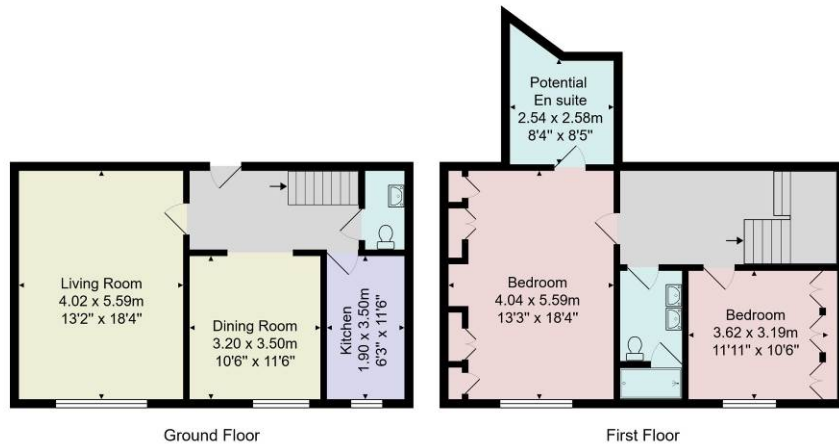
### **BASEMENT**

A storeroom in the basement provides storage.

**Tenure** - Freehold

**Council Tax Band** - E





Total Area: 113.4 m<sup>2</sup> ... 1220 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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