

**VERITY
FREARSON**

THE HARROGATE ESTATE AGENT

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Flat 2, 42 East Parade, Harrogate, North Yorkshire, HG1 5LT

£165,000

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THE HOME OF PROPERTY
• SINCE •
1921

Flat 2, 42 East Parade, Harrogate, North Yorkshire, HG1 5LT

A stunning, newly refurbished two-bedroomed duplex apartment in this most convenient town-centre location.

The property provides generous accommodation with an impressive open-plan living space and kitchen, with the kitchen comprising modern units and integrated appliances. There are two double bedrooms, bathroom and utility area. The property has the advantage of a communal garden.

The apartment is arranged over the ground and lower ground floors of this attractive period building, which is situated in the heart of Harrogate town centre, just a short walk from the town's many amenities including the railway station. Offered for sale with no onward chain.





GROUND FLOOR

LIVING ROOM AND KITCHEN

An impressive and spacious open-plan with bay sash windows to front and sitting / dining area. The kitchen comprises a newly fitted, modern range of wall and base units with integrated appliances, which include gas hob, electric oven, fridge, freezer and dishwasher.

BEDROOM 1

A double bedroom with windows to rear.

LOWER GROUND FLOOR

HALLWAY

Fitted utility cupboard with washing machine. Provides a useful storage space.

BEDROOM 2

A double bedroom with windows to rear.

BATHROOM

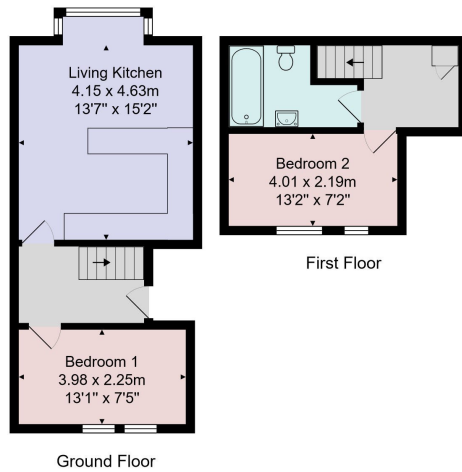
Modern white suite comprising low-level WC, washbasin and bath with shower above. Heated towel rail, tiling to walls and floor.

OUTSIDE

To the rear of the property there is a communal garden for the use of all residents of the building.

Council Tax Band - B





Total Area: 59.4 m² ... 639 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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