



Flat 1, 66 King Edward's Drive, Harrogate, North Yorkshire, HG1 4HN

£120,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

Flat 1, 66 King Edward's Drive, Harrogate, North Yorkshire, HG1 4HN

A spacious and well-presented two-bedroomed first-floor apartment with off-road parking, in this convenient location well served by local amenities and just a short distance from Harrogate town centre. The accommodation comprises an open-plan living area and dining space with adjoining kitchen, together with two good-sized bedrooms and modern bathroom. The property is located in the Bilton area of Harrogate, well served by a range of nearby shops and amenities. Offered for sale with no onward chain.

SITTING / DINING ROOM

An open-plan living space with skylight window and further window to the front. Part-tiled floor.

KITCHEN

Having a range of wall and base units and work surfaces with inset sink. Gas hob, double oven and space and plumbing for washing machine and fridge / freezer. Tiled floor and window to rear.

BEDROOM 1

A double bedroom with window to rear.

BEDROOM 2

A further bedroom with window to rear.

BATHROOM

Comprising low-level WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail.

OUTSIDE

Off-road parking space.

Tenure - Leasehold

Council Tax Band - A



Total Area: 46.9 m² ... 505 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
[G1-91] B			[G1-91] A		
[G2-90] C			[G2-90] B		
[G3-88] D			[G3-88] C		
[G4-84] E			[G4-84] D		
[G5-78] F			[G5-78] E		
[G6-72] G			[G6-72] F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		