



Garden Flat, 1 Heywood Road, Harrogate, North Yorkshire, HG2 0LU

£159,950

## Garden Flat, 1 Heywood Road, Harrogate, North Yorkshire, HG2 0LU

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A stunning one-bedroom garden apartment, appointed to a high standard, with the advantage of a private courtyard garden, situated in a particularly attractive and convenient position off Cold Bath Road and within easy walking distance of the Stray and Harrogate town centre.

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This stylish apartment has been updated and modernised by the current owner and provides a spacious sitting and dining room, together with a separate, modern kitchen, a double bedroom and a modern, newly fitted en-suite shower room.

A particular feature of the property is the access to the private courtyard garden, which is situated at the rear of the building. The property further benefits from a recently fitted gas-fired central heating system and uPVC double glazing throughout. Offered for sale with no onward chain.







## GROUND FLOOR

Stairs lead down to –

## LOWER GROUND FLOOR

### ENTRANCE HALL

With under-stairs storage area.

### SITTING / DINING ROOM

A spacious reception room with windows to front. Sitting area and dining area with fitted seating. Fitted cupboard.

### KITCHEN

Having a modern range of wall and base units and oak work surfaces. Electric hob with extractor hood above, integrated electric oven. Washing machine and fridge / freezer (to be included in the sale).

### BEDROOM

A double bedroom with window to rear and glazed door leading to a private courtyard garden.

### EN-SUITE SHOWER ROOM

A modern, newly fitted white suite comprising WC, washbasin set within a vanity unit, and large walk-in shower. Tiled walls and floor, and heated towel rail.

### OUTSIDE

The apartment has a private courtyard garden to the rear, providing an attractive decked sitting area.

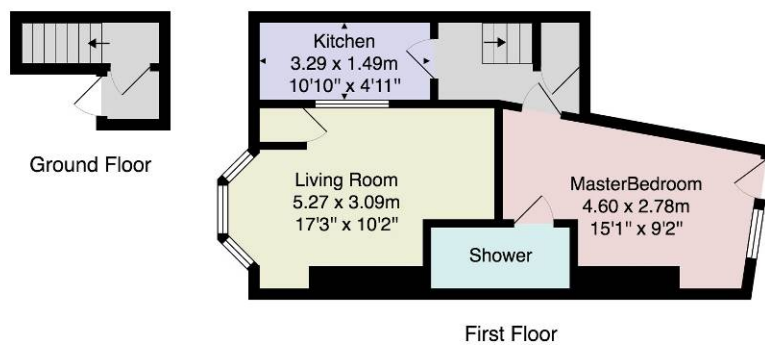
### TENURE

Long Leasehold, having an original term of 999 years. We understand that the service charge is approximately £120 per annum, which includes buildings insurance. The ground rent is £20 per annum.

### AGENT'S NOTE

- White goods & iRing Door camera included
- Service charge & ground rent paint until March 2022

**Council Tax Band - A**



Total Area: 45.8 m<sup>2</sup> ... 493 ft<sup>2</sup>

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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	80
(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	
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