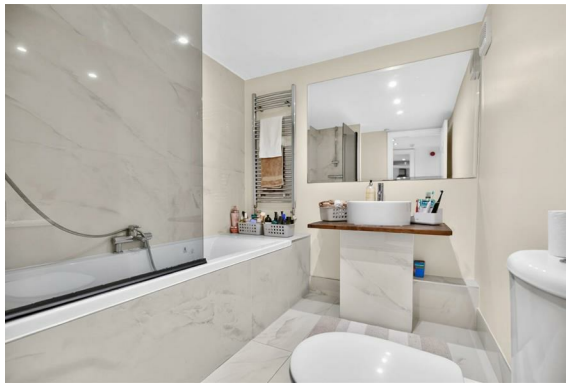








Garden Apartment, East Parade, Harrogate, HG1 5LT

- No onward chain
- Undergone a complete renovation
- Excellent central Harrogate location
- Close to shops, restaurants, cafés and local amenities
- Stylish, fully tiled bathroom with over-bath shower
- Beautifully presented one/two-bedroom garden apartment
- Private entrance and attractive sunken patio
- Less than a five-minute walk to Harrogate railway station
- Well-proportioned double bedroom
- Ideal for first-time buyers, professionals, downsizers or investors

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Guide Price £190,000

Garden Apartment, East Parade, Harrogate, HG1 5LT

DESCRIPTION

Offered for sale with no onward chain, this beautifully presented one/two-bedroom garden apartment has undergone a complete renovation, creating a stylish and contemporary apartment. A particularly attractive feature is the rare benefit of a private entrance and dedicated sunken patio area, all ideally positioned in the heart of Harrogate town centre.

The apartment enjoys a highly convenient location, less than a five-minute walk from Harrogate railway station and within easy reach of the town's excellent range of shops, restaurants, cafés and amenities. The property forms part of an attractive period conversion comprising just four apartments, with the freehold jointly owned by all flat owners.

The apartment is accessed via an attractive, flagged private patio and entertaining area, which enjoys the afternoon sun and provides an excellent outdoor space to relax or entertain. A private entrance porch opens into the impressive open-plan living and dining kitchen, offering a welcoming and versatile living space. The modern fitted kitchen features a range of stylish units, appliances and a breakfast bar.

An inner hallway provides access to the well-proportioned double bedroom, together with a beautifully appointed, fully tiled bathroom fitted with an over-bath shower. There is also the added benefit of a versatile additional room, which would make an ideal home office, dressing room or occasional bedroom.

Combining contemporary living, private outdoor space and an exceptional town centre location, this superb apartment offers an excellent opportunity for first-time buyers, professionals, downsizers or investors alike.







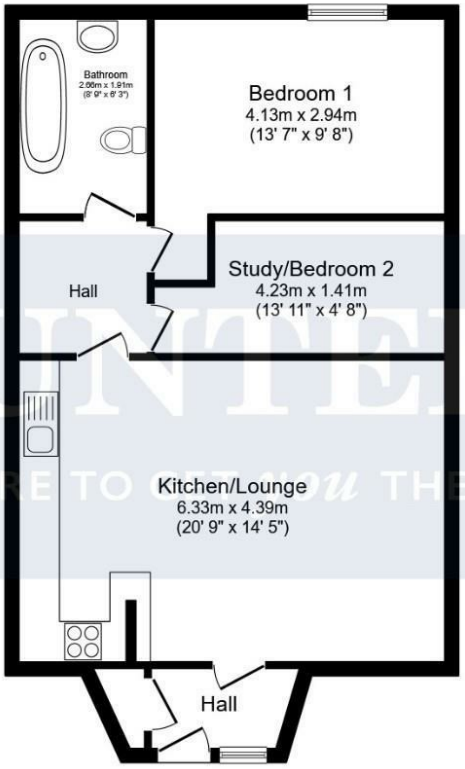












Basement

Total floor area 64.0 sq.m. (689 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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Viewings

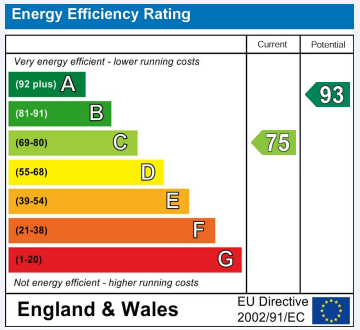
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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