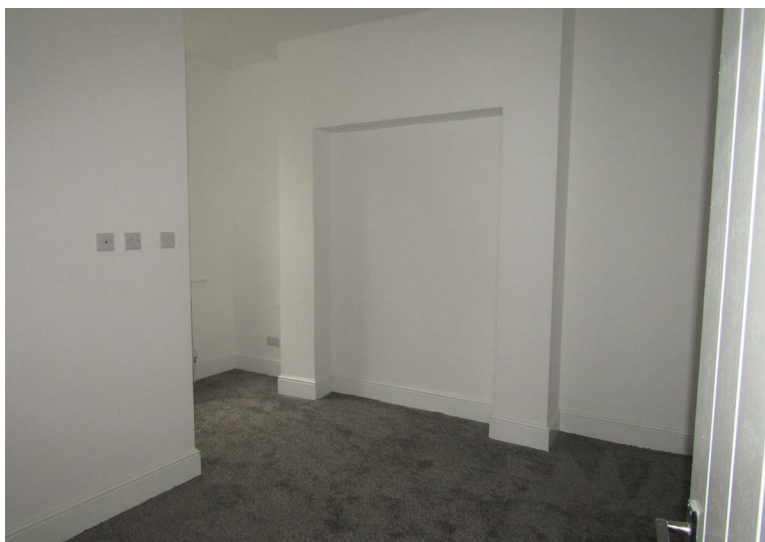




Flat 1 Flat 1, 2 East Parade  
Harrogate, HG1 5LT  
Guide price £185,000



SITUATED IN THE HEART OF HARROGATE TOWN CENTRE CLOSE TO ALL AMENITIES  
TRAIN STATION WITHIN STRIDING DISTANCE  
A REFURBISHED AND SPACIOUS TWO BEDROOMED GROUND FLOOR APRTMENT  
WITH ENSUITE SHOWER ROOMS TO BOTH BEDROOMS  
GOOD SIZED LOUNGE WITH BAY SASH WINDOWS  
KITCHEN WITH APPLIANCES  
GAS CENTRAL HEATING SYSTEM  
NO ONWARD CHAIN EPC D COUNCIL TAX BAND B



### **Description**

An internal inspection is essential in order to appreciate the size and quality of the accommodation offered by this superb TWO DOUBLE bedroomed ground floor apartment forming part of this impressive period semi detached house in a much sought after location within a quarter of a mile of Harrogate Town Centre. Very well presented with the benefit of gas central heating and some UPVC double-glazing. Retaining much charm and character. Briefly comprises Communal entrance hall, private entrance hall, large lounge, ensuite shower rooms to both bedroom and, recently fitted kitchen

### **Location**

The property occupies a delightful position set very close to Harrogate's elegant town centre, which hosts an excellent range of amenities catering for all daily needs, including shops, bars, restaurants, schooling for all age groups and excellent leisure facilities along with an excellent bus service and train station leading to major towns and cities.

### **Directions**

From Harrogate town centre - Proceed over Station Bridge from Station Parade. Turn left at the roundabout onto East Parade. Continue ahead and bear right to remain on East Parade



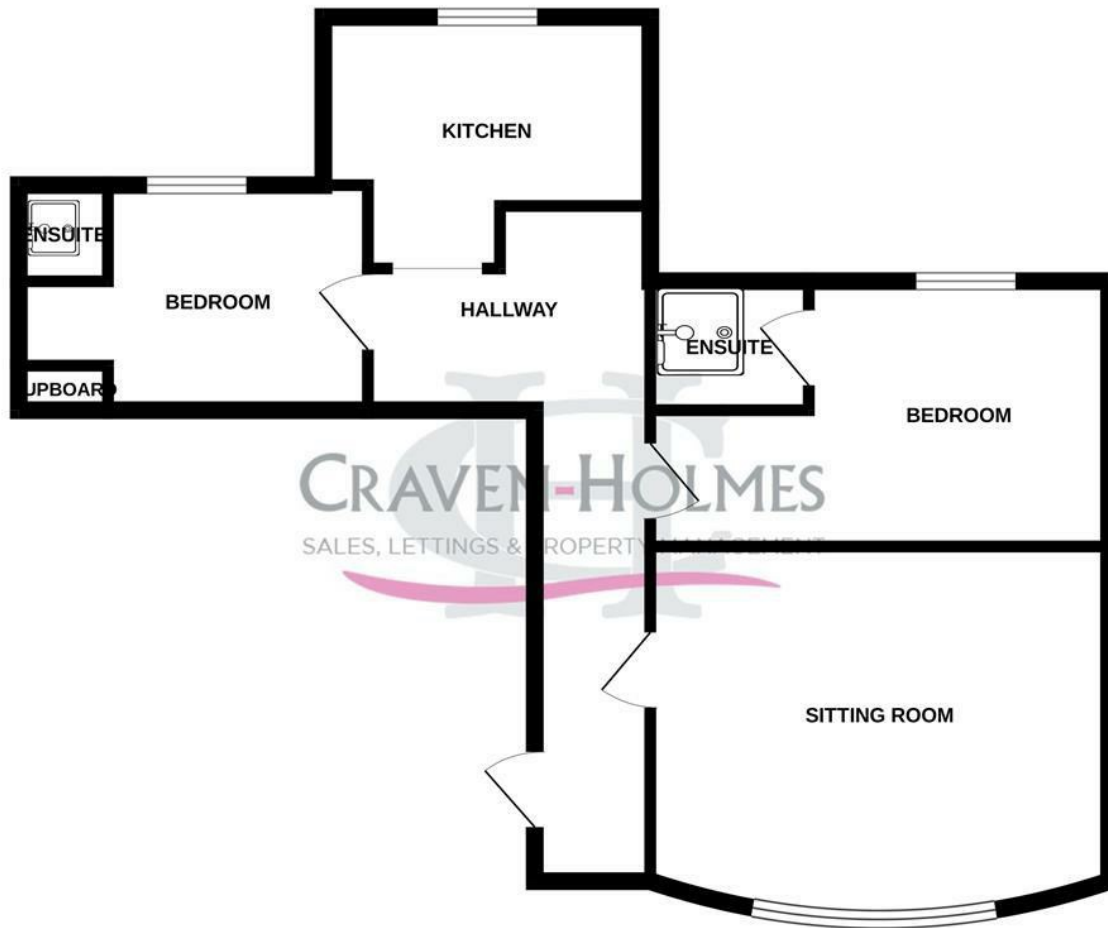


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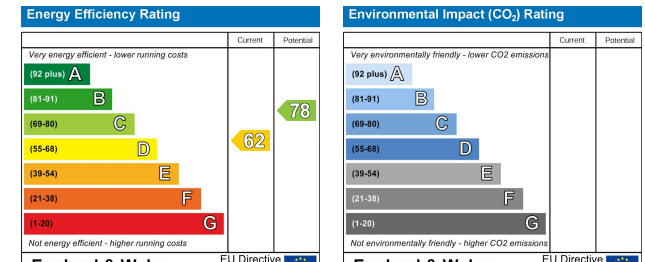
Harvey George logo  
E

# GROUND FLOOR



**CRAVEN-HOLMES**  
SALES, LETTINGS & PROPERTY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



**Craven-Holmes Estate Agents.** 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 e: [lettings@craven-holmes.co.uk](mailto:lettings@craven-holmes.co.uk) | [sales@craven-holmes.co.uk](mailto:sales@craven-holmes.co.uk)

[www.craven-holmes.co.uk](http://www.craven-holmes.co.uk)