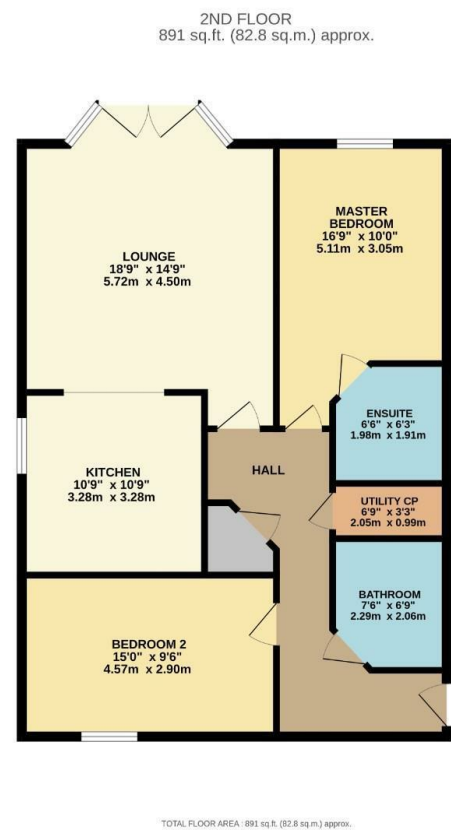
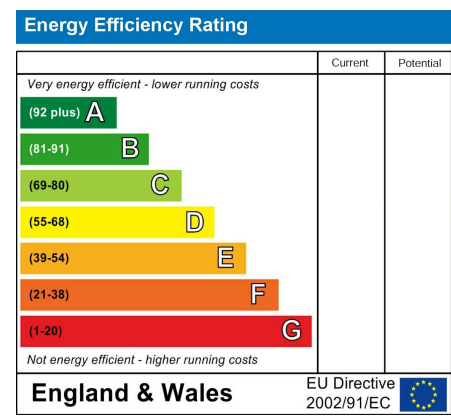


Floor Plan



Energy Performance Certificate



Directions

From the Prince Of Wales roundabout proceed up Otley road and turn right into Harlow Oval and follow the road around to the left and the property will be found on the left hand side.

Council Tax Band D Tenure Leasehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£290,000

Apt 7 1 Garden Mews, Harrogate, HG2 0FD 2 Bedroom Apartment

A very well presented two bedroomed top floor apartment with spacious living accommodation throughout and benefitting from a superb location near Cold Bath Road and has amazing far reaching views over Harrogate's town centre and onto the countryside. NO ONWARD CHAIN.



HOPKINSONS
E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

The Property

With gas fired central heating, UPVC double glazing and high ceilings throughout the living accommodation comprises; secure communal entrance with a video entrance intercom system and stairs up to the apartment. There is a private entrance door leading to the entrance hallway which has two storage cupboards and one of which being a utility cupboard with the pressurised hot water cylinder and also benefits from plumbing for a washing machine. The entrance hallway leads into the spacious lounge with a lovely bay window which has opening double doors ensuring you can make the most of the amazing views.

There is an open plan kitchen with modern fitted kitchen units, including integrated NEFF dishwasher, fridge freezer, single oven. There is also a newly installed integrated microwave.

A spacious master bedroom benefits from a en-suite shower room with walk in shower, w/c and hand basin. Second double bedroom and a modern house bathroom with Vilroy & Boch and Hansgrohe sanitory ware and fitments including a shower over the bath, w/c and hand basin.

With low energy bills and management costs, this apartment is efficient to run throughout the year.

Outside

Outside the apartment benefits from one allocated parking space, with additional visitor parking spaces available on a first come first served basis. There are also well maintained communal gardens to the front of the property.

Surrounding Areas

Benefitting from a superb location on Harlow Oval the bustling area of Cold Bath Road is within easy reach with its wide range of amenities, bakery's, deli's, restaurants and bars. Also being close to Harrogate's town centre to benefit from the range of shops, restaurants, bars and the fantastic transport links to York, Leeds and London.

There are also pleasant countryside walks close by in the Valley Gardens and the Pine woods, that take you all the way up to Harlow Carr.

