



**Park Place, Harrogate HG1 5NS**

**welcome to**

## **Park Place, Harrogate**

This fantastic ground floor, one bedroom, apartment is situated in stunning location within walking distance to Harrogate town centre and the famous stray. The apartment is modern throughout and benefits from a single garage and communal gardens. Early viewing is advised - call now to book!

### **Entrance Hall**

#### **Living / Dining / Kitchen**

21' x 12' 4" ( 6.40m x 3.76m )

Bright and spacious open plan living area with modern fitted kitchen and windows to one side which flood the room with natural light. There is a four ring induction hob, integrated appliances and breakfast bar area,

### **Bedroom One**

12' 5" x 10' 3" ( 3.78m x 3.12m )

A good sized double bedroom with windows to two sides. The room also benefits from fitted wardrobes. There is an airing cupboard which houses the hot water cylinder.

### **Shower Room**

9' 7" x 5' 6" ( 2.92m x 1.68m )

Ensuite shower room with fully tiled floor and walls. There is also a low flush W.C and hand wash basin.

### **Outside**

The property benefits from access to a single garage as well as a storage room which can be locked. There is also residents parking.





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## Park Place, Harrogate

- GROUND FLOOR APARTMENT WITH RESIDENT CARETAKER
- ONE BEDROOM
- OPEN PLAN LIVING
- SINGLE GARAGE
- COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: D

**£165,000**



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 [www.focalagent.com](http://www.focalagent.com)

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
HRG106698 - 0002

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