



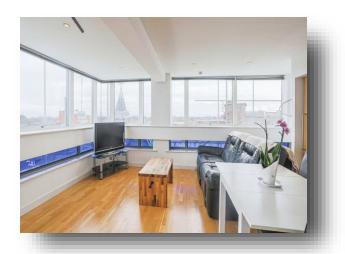


welcome to

Parliament Street, Harrogate

A fantastic, two bedroom, modern apartment which is ideally located in the heart of Harrogate town centre. The property has open plan living and panoramic views over Harrogate. Early viewing recommended. Call now to book!













Parliament Street

This two bedroom, modern, apartment is located in the heart of Harrogate town centre. It features contemporary open plan living as well as a modern kitchen area, two fantastic sized double bedrooms, one with en-suite shower room and a further house bathroom. There is stunning views over Harrogate and the property benefits from secure parking. There is lift access to all floors of the building. The property is ready to go and features a stylish modern interior. This property will appeal to a range of buyers.

Living / Dining / Kitchen

16' 6" x 13' 9" (5.03m x 4.19m)

Bright open plan living space with panoramic windows. The room is flooded with natural light and has fantastic views over Harrogate. There is a kitchen area with gloss wall and base units as well as contrasting worktops. There is also a central island which separates the kitchen from the living space. There is a four ring hob, extractor, space for a freestanding fridge freezer and stainless steel sink and tap.

Utility Room

There is a cupboard with space and plumbing for a washing machine. The hot water cylinder is also located here.

Bedroom One

9' 6" \times 11' 9" (2.90m \times 3.58m) Spacious double bedroom with en-suite shower room.

En-suite

Featuring fully tiled walls and flooring with walk in shower, hand wash basin and W.C.

Bedroom Two

 $8' 5" \times 20' 7" (2.57m \times 6.27m)$ Another fantastic sized double room.

Bathroom

The bathroom features fully tiled walls and flooring a bath with shower over, wall mounted W.C and hand wash basin. There is also a heated towel rail.

Exterior

The property benefits from an allocated secure parking space.





welcome to

Parliament Street, Harrogate

- TWO BEDROOM APARTMENT
- TOWN CENTRE LOCATION
- MODERN INTERIOR & OPEN PLAN LIVING
- LIFT ACCESS TO ALL FLOORS
- **DESIGNATED PARKING**

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£265,000

details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No biability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalsgent.com







Google Map data @2024

Please note the marker reflects the postcode not the actual property

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Property Ref: HRG106670 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content property and other important matters before exchange of contracts.

or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the



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