



**Parliament Street, Harrogate HG1 2BU**

**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" x 11' 9" ( 2.90m x 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" x 20' 7" ( 2.57m x 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.



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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

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



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Property Ref:  
HRG106670 - 0003

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