



Flat 2 Franklin Road, Harrogate HG1 5EE

welcome to

Flat 2 Franklin Road, Harrogate

A beautifully refurbished two-bedroom first-floor apartment in a prime Harrogate location, offering stylish living within a charming Victorian townhouse. Just a short walk from the town centre, shops, cafés, and The Stray, with excellent schools and leisure facilities nearby.



Franklin Road

A beautifully refurbished two-bedroom first-floor apartment, finished to an exceptional standard, offering stylish and well-presented high spec accommodation throughout. In brief the apartment comprises; entrance hall, open plan lounge/kitchen, two bedrooms and bathroom. Situated within a charming Victorian townhouse, now divided into three individual units, the property enjoys a prime location within walking distance of Harrogate town centre and its many amenities. This sought-after location offers easy access to a full range of local services, including shops, cafés, and public houses. The area is also well connected to recreational facilities such as The Hydro swimming baths, Rossett Leisure Centre, local golf courses, and the expansive 200-acre Stray, ideal for outdoor leisure activities. Additionally, the property is within close proximity to excellent local schooling at primary, secondary, and comprehensive levels. Offered for sale with no onward chain, this is an outstanding opportunity for buyers seeking quality and convenience.

Tenure: leasehold with a share of the freehold

Communal Entrance

The communal entrance has stairs rising to the first and second floors.

Entrance Hall

The apartment door opens in to the entrance hall which has a radiator and secure entry telecom phone.

Open Plan Lounge / Kitchen

18' 1" max x 17' 1" max (5.51m max x 5.21m max)

A contemporary style kitchen fitted with a range of wall and base units with complimentary work surfaces over which incorporate a stainless steel sink unit with mixer tap. Split level cooking comprises; eye level integrated electric oven and Siemens 6 ring gas hob. Integrated appliances including; Siemens coffee machine, Miele dish washer, Bosch washer dryer and fridge freezer.

The lounge area has a radiator, fitted cupboard and bay window to the front elevation.

Bedroom One

14' 8" x 10' 2" (4.47m x 3.10m)

A double bedroom with two fitted wardrobes and fitted drawers, cupboard with sliding doors, spot lights and under light. Two radiators and double glazed windows to the rear and side elevations.

Bedroom Two

6' 9" x 7' 8" (2.06m x 2.34m)

Bedroom two can also be used as a study and has a pull down double bed, a storage cupboard and a radiator. Double glazed window to the rear elevation.

Shower Room

A fully tiled shower room with walk in shower, wash hand basin and low flush wc. Chrome ladder style towel radiator, mirrored cabinet and extractor fan.



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welcome to

Flat 2 Franklin Road, Harrogate

- A Beautifully Presented First Floor Apartment
- All Furniture Included
- Two Double Bedrooms
- Prime Location
- No Onward Chain

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG106505 - 0003

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