

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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Flat C, 32 Queen's Road, Harrogate, North Yorkshire, HG2 0HB

£240,000

Offers Over

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

Flat C, 32 Queen's Road, Harrogate, North Yorkshire, HG2 0HB

A spacious second-floor two-bedroom apartment, forming part of this attractive period property, and situated in this desirable location just off Cold Bath Road and just a few moments' walk from the famous Harrogate Stray, the Valley Gardens and the town centre.

The spacious accommodation comprises a large living room, together with a separate dining area and modern fitted kitchen. There are two double bedrooms and a bathroom with white suite.

Queen's Road is a desirable residential location located just off Cold Bath Road on the south side of Harrogate, well served by excellent local amenities and within easy walking distance of the town centre. Offered for sale with no onward chain.





SECOND FLOOR

LIVING ROOM

A spacious reception room with attractive fireplace.

DINING AREA

With space for dining table.

KITCHEN

With fitted units, gas hob and integrated oven. Space for appliances.

BEDROOMS

There are two large double bedrooms.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above.

OUTSIDE

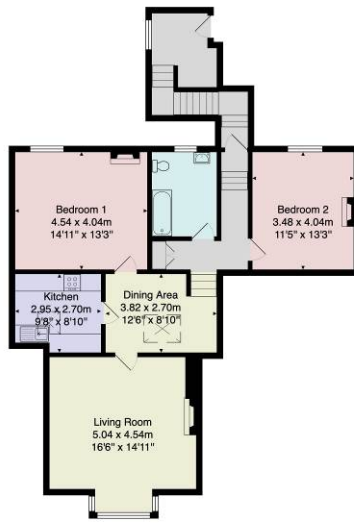
No outside space.

AGENT'S NOTE

The property is understood to be long leasehold, having 950 years remaining on the lease.

Council Tax Band - C





Total Area: 101.1 m² ... 1089 ft²

All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC.UK.COM			