



Flat 2 Grange Cottage, Back Dawson Terrace, Harrogate, HG1 2AJ

£155,000

Fixed Price

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A beautifully presented first-floor one-bedroom apartment with private entrance, situated in this fashionable and convenient location just off King's Road.

This impressive property has been comprehensively refurbished to a high standard by the current owners and now provides high-quality accommodation with the benefit of new kitchen and bathroom, fittings, new plumbing and rewiring, new gas central heating system and new windows and doors throughout. The accommodation comprises a private entrance on the ground floor with stairs leading to the first floor, where there is a large open-plan living area and kitchen, together with a double bedroom and modern bathroom.

The property is situated in a most convenient location just off King's Road, well served by excellent local amenities, including a parade of shops, and within an easy walk of Harrogate town centre and the railway station. Offered for sale with no onward chain.





FIRST FLOOR

LIVING ROOM AND KITCHEN

An impressive open-plan living space with room for sitting and dining areas with vaulted ceiling and exposed rustic brick chimney breast. The stylish fitted kitchen comprises a range of modern units with quartz worktop, electric hob, integrated oven, fridge / freezer, washing machine and dishwasher.

BEDROOM

A good-sized double bedroom with large fitted wardrobe.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above. Heated towel rail.

OUTSIDE

The apartment has exclusive use of the garden area to the front of the property. Parking is on-street.

AGENT'S NOTE

The property has been fully modernised and updated within the last couple of years to include new, stylish kitchen and bathroom fittings, new electrics, and plumbing throughout, new boiler and brand-new windows and internal and external doors.

The property is leasehold having an original term of 999 years. The service charge is currently £25 per month.

Subletting / renting is permitted.

Pets are permitted.

Additional costs are split to 50/50 with the other flat within the building.

Owners of both flats are directors of the management company.

The freehold of the building is owned by the ground floor flat owner.

Utilities -

The property has the benefit of

Mains Gas

Electricity

Water

Mains Sewerage

The owners are not aware of any issues with mobile phone coverage or internet connection.

Potential buyers are advised to use the Ofcom mobile and broadband checker using the link below:

<http://www.ofcom.org.uk/>

There is potential to create a second bedroom, if required, by moving the kitchen into the living area and creating access to a second bedroom from the hallway.

Council Tax Band - A





Total Area: 50.9 m² ... 548 ft²

All measurements are approximate and for display purposes only.

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