



Flat 7, 15 Leeds Road, Harrogate, North Yorkshire, HG2 8AY

£140,000

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A good-sized one-bedroom apartment with private entrance and parking space, situated in this prime Harrogate location on the south side of Harrogate and close to the famous Harrogate Stray.

The property offers well-appointed accommodation with a large living area, well-equipped kitchen, double bedroom and shower room. The property has the rare benefit of an allocated parking space.

15 Leeds Road is a distinctive building, located close to the famous Harrogate stray and within easy walking distance of Harrogate town centre and is well served by excellent local amenities, including a parade of shops along Leeds Road. Offered for sale with no onward chain.





LIVING AREA

A spacious living space with sitting and dining areas.

KITCHEN

With a range of fitted units with electric hob, integrated oven and space and plumbing for appliances.

BEDROOM

A good-sized double bedroom.

SHOWER ROOM

With WC, washbasin and shower.

OUTSIDE

The property has the benefit of an allocated parking space.

TENURE

The property is leasehold having a new long lease of 999 years.

AGENT'S NOTE

The apartment has a responsibility to contribute 8% of the service charge for the building.

Tenure - Leasehold

Council Tax Band - A





Total Area: 52.3 m² ... 563 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

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			