



2 Harrogate House, Parliament Street, Harrogate, HG1 2BU

£195,000

Offers Over

2 Harrogate House, Parliament Street, Harrogate, HG1 2BU

A town-centre two-bedroom apartment with a modern open-plan living kitchen area. The property has double-glazed windows and electric heating.

The kitchen is well equipped with integrated appliances, including dishwasher, electric oven and hob. The master bedroom is a spacious double room with en-suite. The second bedroom, also a generous size, benefits from the use of a fully tiled house bathroom.





Lift and stairs lead to and from the communal area.

FIRST FLOOR

ENTRANCE HALL

Entrance door, built-in cupboard and wooden flooring.

KITCHEN/LOUNGE

Fitted with a range of high gloss wall and base units with work surfaces over, single drainer sink unit, built in electric oven with hob and extractor hood over. Integrated dishwasher, TV and telephone points with windows.

MASTER BEDROOM

Window to side elevation, TV and telephone points, downlights and electric radiator.

EN-SUITE SHOWER ROOM

Fitted with a three-piece suite comprising step in double shower cubicle, handbasin and low-level WC. Travertine tiled floor and tiled walls, heated towel rail, downlights, extractor fan and window to side elevation.

BEDROOM TWO

Window to side elevation, TV and telephone point, downlights and electric radiator.

BATHROOM

Fitted with a white three-piece suite comprising panelled bath with shower over, handbasin and low-level WC. Travertine tiled floor and walls, heated towel rail, downlights and extractor fan.



Tenure - Leasehold

Council Tax Band - D





Total Area: 66.3 m² ... 714 ft²

All measurements are approximate and for display purposes only.

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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		84
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc.co.uk</small>			