



29 Queen's Close, Harrogate, North Yorkshire, HG2 0HG

£249,950

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A two-bedroom top-floor apartment with lift access, balcony and single garage, situated in this delightful position just a short stroll from Harrogate town centre.

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The well-presented apartment provides accommodation with a spacious, sitting room, modern kitchen, two double bedrooms with fitted wardrobes, and shower room. A glazed door from the apartment leads to a private balcony, which provides an excellent outdoor entertaining space.

Queen's Close stands within attractive and well-maintained communal gardens and has a garage plus use of the ample residents' and visitor parking spaces. The property is situated in an attractive position close to the edge of the famous Harrogate Stray, well served by excellent local amenities, and within easy walking distance of the town centre.





## **TOP FLOOR ENTRANCE HALL**

### **SITTING ROOM**

A spacious reception room with dual aspect with an attractive outlook. Wall-mounted electric fire. Glazed door leads to the **balcony**.

### **KITCHEN**

With a range of modern fitted units with electric hob, integrated oven, microwave, fridge / freezer. Plumbing for washing machine.

### **BEDROOMS**

There are two double bedrooms with fitted wardrobes.

### **SHOWER ROOM**

A white suite comprising WC, washbasin set within a vanity unit and shower. Heated towel rail.

### **OUTSIDE**

The apartment has the benefit of a private balcony which provides an excellent outdoor sitting area. There is a single garage which has an electric door and there is residents' and visitor parking spaces. The property stands within attractive, well-maintained communal gardens.

### **AGENT'S NOTE**

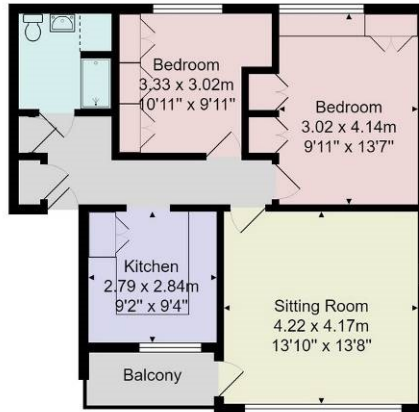
The property is long leasehold.

The service charge is approximately £1,946 per annum.

The apartment has an electric heating system. There is no gas connected to the building.

**Council Tax Band - C**





Total Area: 63.1 m<sup>2</sup> ... 679 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

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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

