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THE HARROGATE ESTATE AGENT

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Flat 3, 44 Harlow Moor Drive, Harrogate, HG2 0JY

£325,000

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THE HOME OF PROPERTY
• SINCE •
1921

Flat 3, 44 Harlow Moor Drive, Harrogate, HG2 0JY

A stunning and most individual two / three-bedroom apartment with private balcony overlooking the Valley Gardens. OFFERED FOR SALE WITH NO ONWARD CHAIN.

The accommodation is flexible and could provide two double bedrooms and a third single / home office approached by a spiral staircase. Location is everything, and the apartment combines the convenience of being within easy walking distance to the town centre amenities and enjoys outstanding views across the Valley Gardens from its own private balcony. The accommodation also offers a degree of flexibility in offering either two or three bedrooms, the latter also being ideal for those requiring workspace at home.

Harrogate town centre is quite literally on the doorstep offering a wide range of excellent shops, bars, restaurants, leisure facilities and most denominations of schools. Cold Bath Road itself is a highly regarded hub of independent shops, restaurants and bars.





ACCOMMODATION

This immaculately presented apartment forms part of a lovely period stone building and briefly comprises a central reception hall with a spiral staircase leading up to the home office / bedroom three, a well-proportioned living room with part-vaulted ceilings and French doors opening out onto a private decked balcony with stone balustrade with outstanding views over the Valley Gardens. This room is currently used as living accommodation but could be used as a lovely bedroom, if preferred.

The current second sitting room has fitted book shelving and a walk-in bay also enjoying lovely views and the spacious dining kitchen offers an extensive range of wall and base units complemented by a range of integrated appliances and granite work surfaces.

The second double bedroom again enjoys lovely views and has an extensive range of built in wardrobes complemented by a neighbouring bath / shower room.

OUTSIDE

Outside, the property benefits from the use of a communal courtyard providing pleasant outside entertaining space and there is ample unrestricted on street parking.

TENURE

The apartment owns a share of the freehold of the property.

Council Tax Band - E



Total Area: 136.0 m² ... 1464 ft² (excluding turret)
 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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