



Flat 4, 59 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0LE

**£229,950**

## Flat 4, 59 Harlow Moor Drive, Harrogate, North Yorkshire,

---

A second-floor two-bedroom apartment with roof terrace, situated in this prime Harrogate location enjoying views directly over the adjoining Pinewoods.

---

A second-floor two-bedroom apartment with roof terrace, situated in this prime Harrogate location enjoying views directly over the adjoining Pinewoods. The property has two large double bedrooms, together with an open-plan living area and kitchen and modern bathroom. A particular feature of the property is the private roof terrace, which is accessed via a glazed door directly from the apartment. The apartment also has the benefit of an allocated parking space.

The property is located in this prime Harrogate location next to the Pinewoods and the Valley Gardens, is well served by the nearby amenities along cold Bath Road, and within easy walking distance of Harrogate town centre. Offered for sale with no onward chain.





## **SECOND FLOOR**

### **LIVING KITCHEN**

With sitting and dining areas. The kitchen comprises a range of fitted units with gas hob, integrated oven, fridge / freezer and washing machine.

### **BEDROOM 1**

A double bedroom with fitted wardrobes.

### **BEDROOM 2**

A further double bedroom.

### **BATHROOM**

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

### **OUTSIDE**

#### **ROOF TERRACE**

A glazed door from the apartment leads directly to a private roof terrace, providing an outdoor sitting space, enjoying views over the adjoining pine woods.

The property has the benefit of an allocated parking space, situated at the rear of the building.

#### **AGENT'S NOTES**

The property is long leasehold having an original term of 999 years.

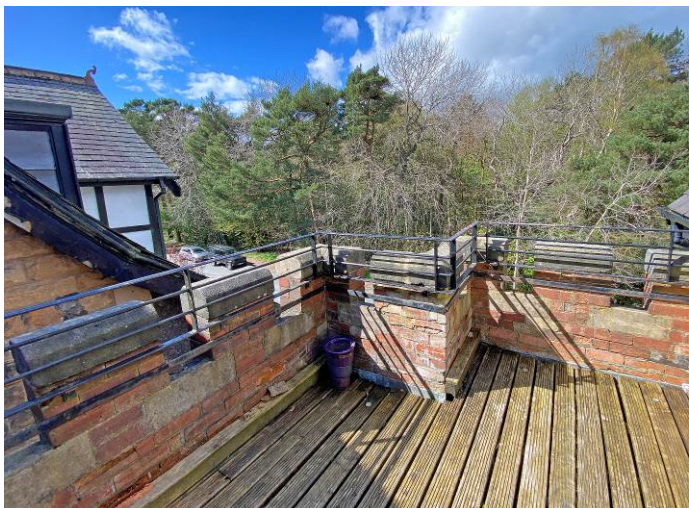
There is no monthly service charge. Costs are split four ways between the four flat owners.

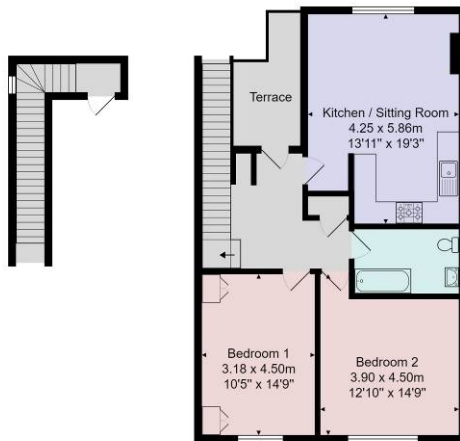
There are no restrictions on renting the property.

Pets are not permitted without prior consent from the management company.

The four flat-owners within the building make up the management company, which owns the freehold of the building.

**Council Tax Band - D**





Total Area: 81.7 m<sup>2</sup> ... 880 ft<sup>2</sup> (excluding terrace)

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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## 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 |         |                         |
| (55-68)                                     | D |         |                         |
| (39-54)                                     | E | 56      | 65                      |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England & Wales                             |   |         | EU Directive 2002/91/EC |
| WWW.EPC4U.COM                               |   |         |                         |