



10 Ashdale Court , Harlow Manor Park, Harrogate, HG2 0QJ

£250,000

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A well-presented second-floor two-bedroom apartment within this purpose-built development, with the benefit of lift facilities, situated in this desirable location just off Cold Bath Road.

The apartment provides modern accommodation comprising a superb open-plan living area with stylish fitted kitchen with integrated appliances. There are two bedrooms, a bathroom, separate WC, and useful store cupboard. A pull-down ladder provides access to a large attic room, which has fitted flooring and skylight windows and has huge potential to be developed to provide additional accommodation if required. There is a useful basement storeroom that provides a secure storage space, and the property has the benefit of an allocated parking space under a carport at the front of the building. The apartment also has use of a large and beautifully maintained communal garden which is located to the rear of the property.

Ashdale Court is a select development of just 12 apartments situated in a popular and convenient location on Cold Bath Road, served by excellent amenities and within walking distance of the Valley Gardens, the Stray and Harrogate town centre. No onward chain.





## **SECOND FLOOR**

### **LIVING ROOM AND KITCHEN**

A stunning open-plan living space with skylight windows providing a sitting and dining area and is open plan to the kitchen. The kitchen comprises a range of stylish modern units with oak-effect worktops, induction hob, integrated double oven, fridge, freezer and dishwasher.

### **BEDROOMS**

There are two bedrooms.

### **BATHROOM**

With washbasin set within a vanity unit, and bath with shower above.

### **SEPARATE WC**

### **STORAGE CUPBOARD**

A useful cupboard providing storage space.

### **ATTIC**

A pull-down ladder provides access to a large attic room with skylight windows. There is huge potential to further develop the accommodation to provide an additional bedroom if required (it has planning permission to convert).

### **OUTSIDE**

The property has the benefit of an allocated parking space within a carport to the front of the property. To the rear of the building there is a very good-sized and attractive communal gardens for the use of all residents. The gardens enjoy a southwesterly aspect.

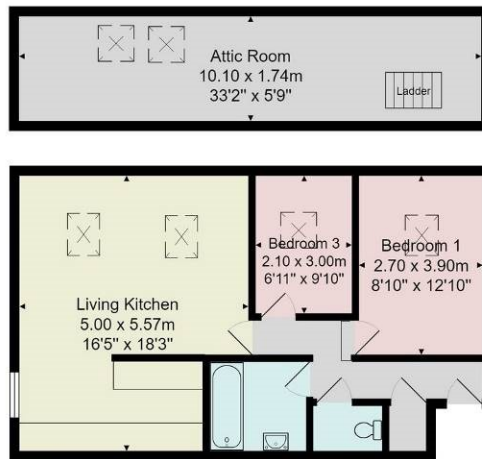
The apartment also has a secure private basement storeroom.

### **TENURE**

We understand that the property is long leasehold, having an original term of 999 years from 1985. The service charges currently £ 150pa. Subletting is permitted.

### **Council Tax Band - C**





Total Area: 82.3 m<sup>2</sup> ... 886 ft<sup>2</sup>

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.

## Verity Frearson

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			