



1 Harlow Grange, Otley Road, Harrogate, HG3 1PT

£325,000

Guide Price

**NO CHAIN**

# 1 Harlow Grange, Otley Road, Harrogate, HG3 1PT

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An elegant two bedroom ground floor apartment peacefully situated at the end of a private drive with its own south westerly facing terrace garden and two allocated parking spaces, forming part of this delightful Victorian manor house on the edge of Harrogate.

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The high-quality accommodation comprises a large open-plan living area with glazed door leading to the private garden, together with a stylish fitted kitchen, large master bedroom, guest room/study and modern shower room with underfloor heating. The apartment provides impressive accommodation with high ceilings, cornices and with the building's original character and charm having been retained. A particular feature of the property is the private garden which provides an excellent outdoor entertaining space, enjoying a southwesterly aspect and having attractive views over the surrounding countryside. The property also has the advantage of two allocated parking spaces.

Harlow Grange is situated just off Otley Road on the edge of open countryside, close to local amenities, Harlow Carr Gardens, the Pine Woods and just a short distance from Harrogate town centre with walks to Valley Gardens. No chain.





## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING / DINING ROOM**

A spacious open-plan living space with sitting and dining areas, window with fitted plantation shutters and glazed door leads to the private garden. Wall-mounted contemporary gas fire and fitted floor to ceiling cupboards and bookcases.

### **KITCHEN**

A modern kitchen with a range of quality fitted units with Bosch induction hob, double oven, integrated dishwasher and space for fridge / freezer.



### **BEDROOM 1**

A large double bedroom with fitted bespoke wardrobes and chest of drawers, bay window with floor to ceiling plantation fitted shutters.

### **BEDROOM 2/STUDY**

A further bedroom/study with fitted cupboards, boiler and airing cupboard.

### **SHOWER ROOM**

With WC, washbasin, shower and underfloor heating. Heated towel rail. Tiled walls and floor. Plumbing for a washing machine.



### **OUTSIDE**

The property has the benefit of two allocated car parking spaces at the front of the building. The apartment also has a private terrace garden which is accessed directly from the sitting room. The garden comprises a delightful sun terrace enjoying a southwest-facing aspect and there is a useful outside storage shed. The apartment also has use of the communal garden.

### **AGENT'S NOTES**

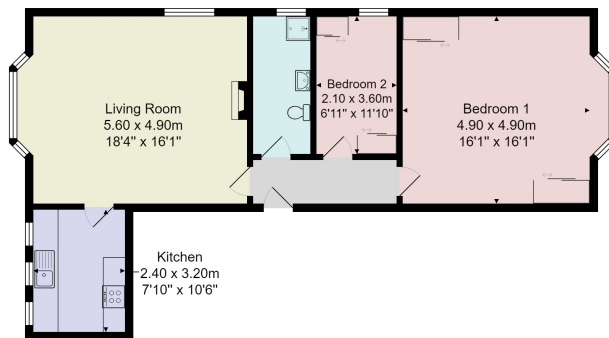
The property is long leasehold, having an original term of 999 years from 2000. The freehold of the building is owned by the management company, which in turn is owned by the five flat-owners within the building. The service charge is currently £100 per month. Any additional costs are split five ways between the flats.

Pets are permitted.

Renting is permitted within the building, but short-term holiday lets are not permitted.



**Council Tax Band - D**



Total Area: 81.5 m<sup>2</sup> ... 877 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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