



Flat 3, 27 Duchy Road, Harrogate, North Yorkshire, HG1 2EZ

£274,250

## Flat 3, 27 Duchy Road, Harrogate, North Yorkshire, HG1 2EZ

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A spacious and individual two-bedroom second-floor apartment forming part of this attractive period building with use of the communal gardens and allocated car parking space, situated within this desirable location close to the Valley Gardens and Harrogate town centre. Offered for sale with no onward chain.

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This impressive apartment provides generous accommodation, having a large reception room with turret dining area enjoying views over the communal gardens. There is a well-equipped kitchen, two double bedrooms and a modern bathroom. Outside, the apartment has an allocated car parking space and use of the attractive gardens surrounding the property.

The apartment is situated in a prime location within the Harrogate Duchy estate. The Valley Gardens is within a few minutes' walk as is Harrogate town centre where there is a range of excellent amenities on offer.





## **SECOND FLOOR**

### **SITTING / DINING ROOM**

A large reception room with turret dining area enjoying a delightful aspect over the garden. Large fitted bookcase.

### **KITCHEN**

With a range of wall and base units with granite worktops and granite-top breakfast bar, gas hob, waste disposal and integrated dishwasher. Space for appliances. (White goods to be included in the sale.)

### **BEDROOMS**

There are two bedrooms, including the main bedroom with fitted wardrobes.

### **BATHROOM**

With WC, washbasin, shower and bath.

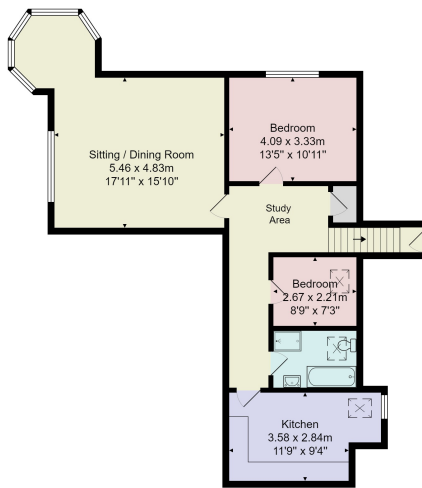
### **OUTSIDE**

Access to the apartment is via an attractive spiral staircase situated at the rear of the building. At the top of the stairs there is a small area where there is room for a table and chairs to provide an outdoor sitting area.

The property has the benefit of use of the attractive communal gardens comprising lawn with mature borders. Use of communal garden shed. Allocated car parking space.

**Council Tax Band - C**





Total Area: 104.0 m<sup>2</sup> ... 1119 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		68
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			