



VERITY  
FREARSON

FLAT 2 ELM PARK, 5 STRAY ROAD, HARROGATE, HG2 8AR

£675,000

## FLAT 2 ELM PARK, 5 STRAY ROAD,

*Harrogate, HG2 8AR*

**This impressive apartment has been fully modernised and refurbished to a high standard and provides generous accommodation, comprising two large double bedrooms, a sitting room and stunning dining kitchen, modern bathroom and en-suite shower room.**

The apartment, which has the benefit of a parking space and a private sun terrace accessed directly from the apartment and enjoys uninterrupted views of the Stray, has been modernised to a high standard to include new modern kitchen and bathroom fittings, new gas-fired central heating system and boiler, and a new roof replaced in 2022.

This is a prime Harrogate position, enjoying Stray views and is within a few minutes' walk of the town centre where there is an excellent range of shops, bars and restaurants on offer, as well as the railway station. Offered for sale with no onward chain.



Sitting Room · Dining Kitchen

2 Bedrooms · En-Suite Shower Room · Bathroom

Allocated Parking Space · Private Sun Terrace With Stray Views







## ACCOMMODATION

### FIRST FLOOR ENTRANCE HALL

#### SITTING ROOM

An impressive reception room with bay window, enjoying direct views over the adjoining Stray.

#### DINING KITCHEN

An impressive open-plan living and dining area with a modern fitted kitchen and glazed door leading to a large sun terrace overlooking the Stray. The kitchen comprises a range of stylish modern fitted units with island and breakfast bar. Induction hob, integrated double oven, dishwasher and fridge / freezer.

### BEDROOM 1

A large double bedroom with bay window and en-suite

#### EN-SUITE SHOWER ROOM

A white modern suite comprising WC, washbasin set within a vanity unit and shower. Tiled walls and floor.

### BEDROOM 2

A large double bedroom with bay window, enjoying Stray views.

### BATHROOM

A white modern suite comprising WC, washbasin set within a vanity unit, shower and free-standing bath.

### OUTSIDE

The apartment has the benefit of an allocated parking space. The apartment also has the benefit of a private sun terrace accessed directly from the kitchen and enjoying stunning views over the adjoining Stray.

# FLOOR PLAN



Total Area: 142.1 m<sup>2</sup> ... 1529 ft<sup>2</sup> (excluding sun deck)

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.

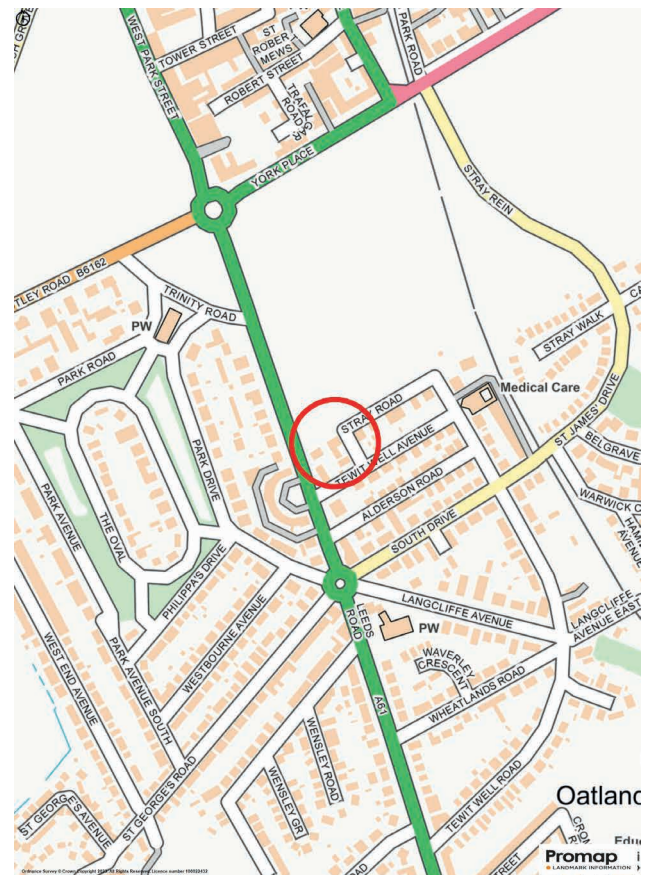
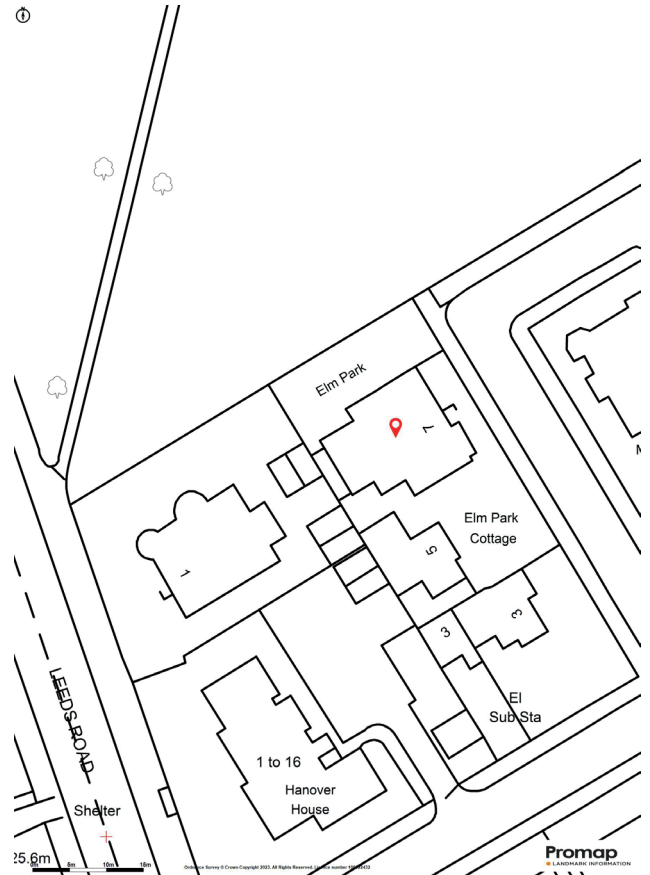
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### Agent's Notes

The property is long leasehold, having an original term of 999 years.  
 Other lease details to follow.  
 Utilities - the property has the benefit of gas, electricity, water, sewerage  
 Potential buyers are advised to use the Ofcom mobile and broadband checker using the link below:

<http://www.ofcom.org.uk>

**Council Tax Band - C**



Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
A (92+)	82	
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		64
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>		
<small>WWW.EPC4U.COM</small>		

Harrogate

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