



Flat 2, 9 Alderson Road, Harrogate, North Yorkshire, HG2 8AS

£460,000

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A most impressive three bedroomed first floor duplex apartment with a good sized and attractive private garden, situated in this popular South Harrogate location.

This beautifully presented apartment has been renovated in recent years to a high standard. The accommodation comprises a large sitting room together with a well equipped modern kitchen, dining area with impressive double height vaulted ceiling, and three bedrooms, ensuite shower room and modern bathroom.

The apartment has the rare benefit of a good sized and private garden with paved sitting areas.

The property is located on a quiet, residential street in this popular South Harrogate location, just off Leeds Road and is within easy, walking distance of Harrogate town centre, close to the famous Harrogate Stray and well served by excellent amenities along Leeds Road. The property is also within catchment of popular primary and secondary schools.

Offered for sale with no onward chain.





First Floor **Sitting Room**

A spacious reception room with fitted shelving and cabinets, bay window and open fire.

Kitchen

A stunning modern fitted kitchen with a range of quality wall and base units with granite worktops, range cooker, and integrated appliances.

Dining Room

A further reception room with impressive double height vaulted ceiling.

Bedroom 1

A double bedroom with bay window, fitted wardrobes and ensuite shower, toilet and sink.

Bedroom 2

A further good sized double bedroom.

Bathroom

A modern white suite comprising WC, basin set within a vanity unit, freestanding bath and shower. Heated towel rail.

Second Floor

Galleried Landing

With space for potential study area and skylight window.

Bedroom 3

A further good sized double bedroom with skylight window.

Storage

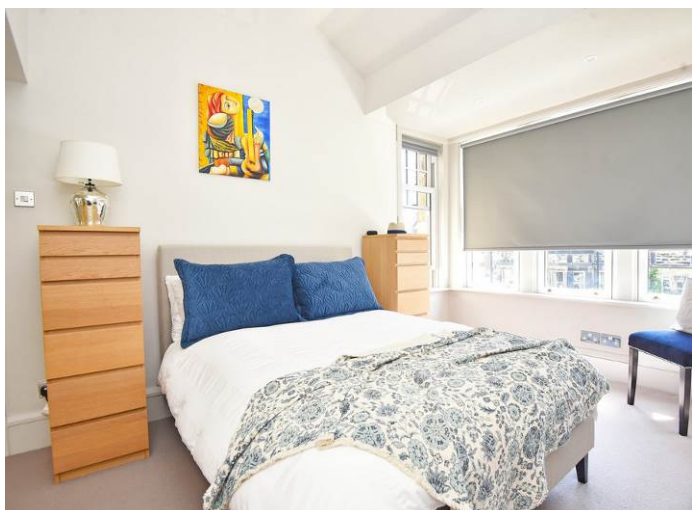
There is access to good sized eaves storage space.

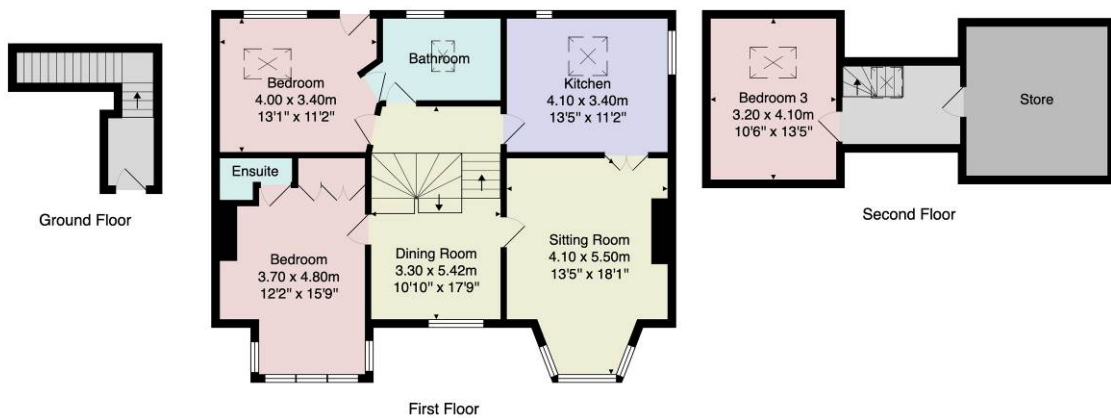
Outside

The property has the rare benefit of a good sized garden with planted borders and extensive paved sitting areas.

Tenure

Long-leasehold (approx. 950 years remaining on lease) and share of Freehold.





Total Area: 133.0 m² ... 1431 ft²

All measurements are approximate and for display purposes only.
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