



VERITY
FREARSON

9 ELLIS HOUSE, ELLIS COURT, HARROGATE, HG1 2SH

£675,000

9 ELLIS HOUSE, ELLIS COURT,

Harrogate, HGI 2SH

A fantastic opportunity to purchase this most impressive first-floor apartment within this attractive gated development in a superb position adjoining the Valley Gardens. The spacious apartment provides high quality and newly refurbished accommodation which is appointed to a high standard and with the advantage of a garage, parking space and large storeroom.

This iconic period property is approached by electric gates from Cornwall Road and stands within attractive communal grounds, which have direct access to the Valley Gardens. The apartment has the advantage of a garage, allocated parking, storeroom and use of the residents' and visitor parking spaces. The apartment is accessed via attractive and well-maintained communal hallways with lift facilities. Within the apartment there is a large reception hallway with dining area, a spacious sitting room with attractive period features and high ceilings together with a stylish newly fitted breakfast kitchen with integrated appliances, modern bathroom, utility and two bedrooms including a master bedroom with en-suite shower room.



Sitting Room · Dining Hall · Breakfast Kitchen · Utility

2 Bedrooms · En-Suite · Bathroom

Secure Private Parking · Store · Garage







ACCOMMODATION

First Floor

Reception hall

A spacious reception hall with potential to use as dining area. Fitted cupboards.

Sitting Room

A spacious reception room with high ceilings and windows on two sides.

Breakfast Kitchen

With a range of stylish fitted units with quartz worktop and breakfast bar. Induction hob, integrated double oven, dishwasher, wine fridge and fridge/freezer.

Utility

With fitted worktop and wall units. Space and plumbing for washing machine.

Bedroom 1

A double bedroom with fitted wardrobes and ensuite.

Ensuite

A modern white suite comprising WC, basin set within a vanity unit and large walk-in shower. Heated towel rail.

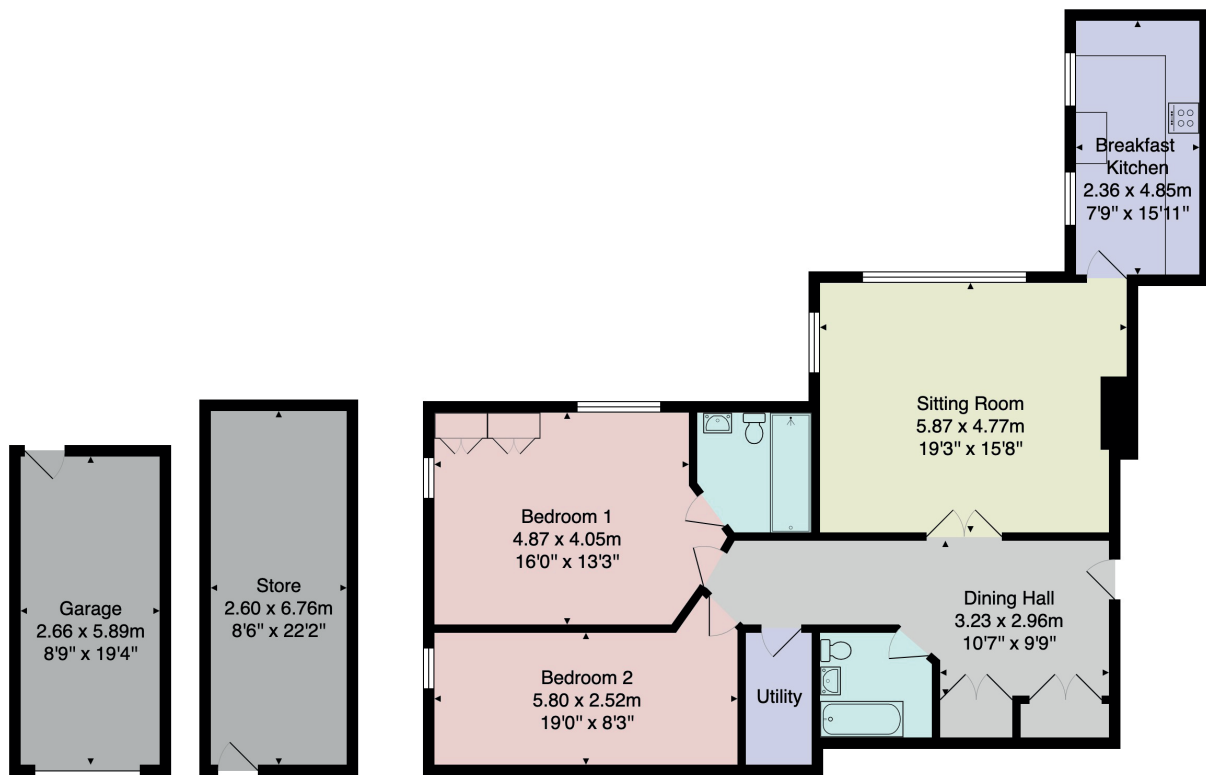
Bedroom 2

A double bedroom with fitted wardrobes.

Bathroom

A modern white suite with WC basin set within a vanity unit and bath with shower above. Heated towel rail.

FLOOR PLAN



First Floor

Total Area: 110.3 m² ... 1187 ft² (excluding garage, store)

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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Outside

Ellis House is accessed via electric gates and stands within attractive and well-maintained grounds. A lockable pedestrian gate leads directly to the adjoining Valley Gardens. The apartment has the benefit of a large garage with electrically-operated door, in addition to a useful large basement storeroom. There is allocated secure parking for the apartment at the rear of the building in front of the garage, which is accessed via electric gates from Sovereign Park, together with ample residents' and visitor parking in the car park to the front of the property.

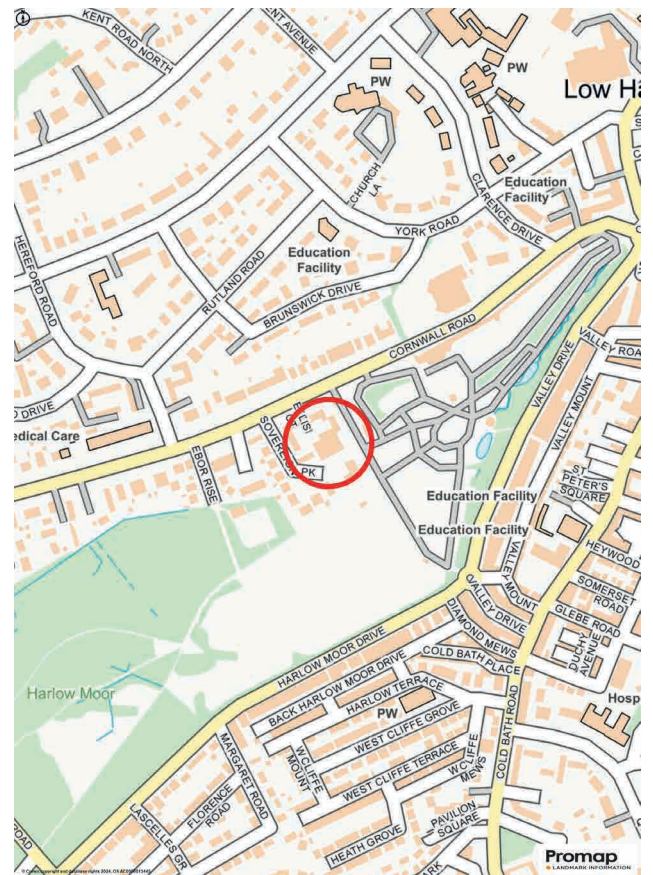
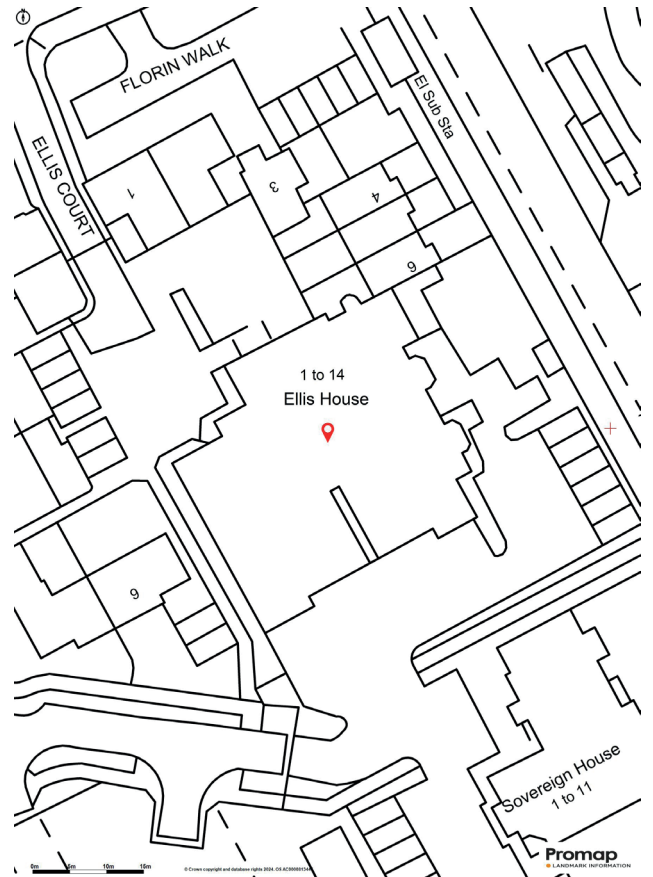
Services

All mains services connected.

Tenure

The tenure is Leasehold 999 years from 1997. The current service charge is £2,740 per annum.

Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	79	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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