



Flat 1, 74 Franklin Road, Harrogate, North Yorkshire, HG1 5EN

£350,000



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A very spacious and well-presented three-bedroom duplex apartment with parking, situated on this delightful tree-lined avenue within walking distance of Harrogate town centre.

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This impressive apartment is arranged over the ground and lower ground floor of this attractive period property. On the ground floor there is a spacious sitting room, together with a large open-plan kitchen and dining area with access to the rear. There is a double bedroom with en-suite shower room and walk-in wardrobe on the ground floor, as well as two further bedrooms on the lower ground floor, each with en-suites. The property has the benefit of a parking space at the rear of the building, an outside store and the front garden.

Franklin Road is a quiet residential street situated in this convenient location within a few minutes' walk from Harrogate town centre, where there is an excellent range of amenities on offer, including shops, bars, restaurants, and transport links. Offered for sale with no onward sales chain.





## **GROUND FLOOR**

### **SITTING ROOM**

A large reception room with bay window and feature fireplace with electric fire.

### **DINING KITCHEN**

With space for dining area and feature fireplace. The kitchen comprises a range of stylish fitted units with electric hob, integrated double oven and integrated fridge / freezer.

### **BEDROOM 1**

A double bedroom with feature fireplace with electric fire. Large walk-in wardrobe.

### **EN-SUITE BATHROOM**

With WC, washbasin, shower and free-standing bath. Tiled flooring. Heated towel rail.

## **LOWER GROUND FLOOR**

### **BEDROOM 2**

A double bedroom with glazed patio doors to the rear. Fitted cupboard.

### **EN-SUITE SHOWER ROOM**

A modern white suite, comprising WC, washbasin and shower. Tiled walls and floor. Heated towel rail.

### **BEDROOM 3**

A further good-sized double bedroom.

### **EN-SUITE BATHROOM**

A white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Tiled walls and floor. Heated towel rail.

## **OUTSIDE**

The property has allocated parking to the rear of the property. Useful outside store. The front garden also belongs to the property.

## **AGENT'S NOTES**

The property is long leasehold, having an original term of 999 years from 1999.

The freehold of the property is available to purchase with the apartment.

There are three flats within the building and costs of maintaining the building are split three ways, as and when required.

The property is currently used as a holiday rental property.

**Tenure** - Freehold

**Council Tax Band** - B







Total Area: 124.7 m<sup>2</sup> ... 1342 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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