



Flat 2, 45 St George's Road, Harrogate, North Yorkshire, HG2 9BP

£219,950

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A spacious and well-presented two-bedroom duplex apartment, with parking, situated in this desirable south Harrogate location.

The impressive accommodation is arranged over the ground and lower ground floor of this attractive period property. There is a stunning open-plan kitchen and living area with glazed doors leading to the outside space. There is a double bedroom on the ground floor with adjoining shower room with underfloor heating. On the lower ground floor, there is a further double bedroom, en-suite shower room and a utility area.

The property has the benefit of an allocated parking and use of a communal outside sitting area. St George's Road is a desirable tree-lined Avenue, situated on the south side of Harrogate, within easy walking distance of the town centre and well served by local amenities. Offered for sale with no onward chain.





GROUND FLOOR

LIVING KITCHEN

A stunning open-plan living space with sitting and dining areas and glazed doors leading to the rear outside sitting area. There is a modern fitted kitchen with a range of wall and base units with integrated oven, microwave, electric hob and dishwasher.

BEDROOM 1

A double bedroom with bay window.

SHOWER ROOM

A modern white suite comprising WC, basin and shower. Heated towel rail. Tiled floor with underfloor heating.

LOWER GROUND FLOOR

UTILITY

A useful utility space with fitted units, worktop and sink. Space and plumbing for washing machine.

BEDROOM 2

With fitted wardrobes.

EN-SUITE

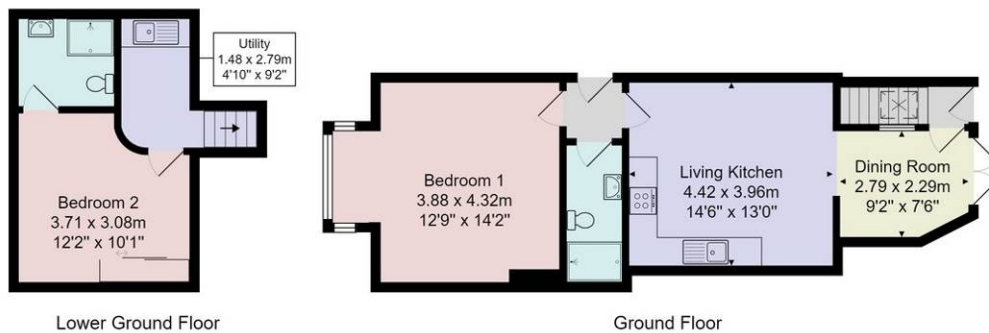
With WC, basin and shower. Heated towel rail. Underfloor heating.

OUTSIDE

The property is the benefit of allocated off road parking. French doors from the apartment, lead to a communal outside sitting area.

Council Tax Band - B





Total Area: 74.4 m² ... 801 ft²

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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