



**12 Harlow Grange Park, Beckwithshaw, Harrogate, HG3 1PX**

**£175,000**

Guide Price



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A superb two-bedroom first-floor retirement apartment for the over-55s enjoying elevated views, forming part of this select purpose-built development.

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Located just off Otley Road, to the south side of Harrogate, enjoying a superb position on the edge of open countryside and adjacent to the RHS Harlow Carr Gardens / Bettys Tearoom. Offered for sale with no onward chain.







## ACCOMMODATION

The development is maintained to a good of standard and has the benefit of attractive communal gardens, residents' and visitors' parking . The spacious accommodation comprises secure communal entrance hallway with telecom entry system and stairs to the first floor, private hallway with storage cupboard, lounge / dining room with sliding patio-style doors and Juliet balcony, breakfast kitchen, two bedrooms and bathroom.

## LOCATION

Situated on Otley Road to the west side of Harrogate, heading towards Beckwithshaw, Harlow Grange Park is situated opposite the Pine Marten restaurant / hotel / public house and benefits from local shops and a coffee shop within a five-minute walk from Harlow Hill, plus a regular bus service serves Harrogate town centre. The RHS site of Harlow Carr Gardens, which incorporates a branch of Bettys Tearooms, is situated just a stroll away, along with lovely walks through the Pinewoods to Valley Gardens and the town centre.

**Tenure** - Leasehold

**Council Tax Band** - D





Total Area: 66.0 m<sup>2</sup> ... 710 ft<sup>2</sup>

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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