



4 Minster View, 38 Leeds Road, Harrogate, HG2 8BQ

£400,000

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An impressive and beautifully presented three-bedroom first-floor apartment with allocated parking, forming part of this attractive Grade II Listed period property within this convenient and sought-after location to the south side of Harrogate.

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This stunning property has been tastefully modernised and updated, yet retains the building's original period features which include high ceilings and feature fireplaces and cornicing. The generous accommodation comprises an impressive sitting room with attractive fireplace, a modern kitchen with dining area, three double bedrooms, modern bathroom, en-suite shower room and additional WC. There is a communal basement store and allocated off-road parking.

Minster View is surrounded by attractive communal gardens which are for the use of all residents within the building and provides an excellent outdoor entertaining space.





## FIRST FLOOR ENTRANCE HALL

### LOUNGE

Well-proportioned living room with original cornice, ceiling rose, large fireplace with open fire, feature wall lights, double sash windows and radiators.

### DINING KITCHEN

A well-appointed kitchen with Shaker-style units, oak block worktop, gas hob, electric oven, fridge, freezer, Karndean flooring, recessed spotlighting with feature light over the dining table, sash window and radiator.

### HALLWAY

This impressive hallway has the original triple bay cornice with heritage-style wall panelling, intercom unit, Wi-Fi-connected central heating thermostat and radiator.

### CLOAKROOM

Original Victorian half-height wall tiles and floor tiles, stained glass window, washbasin & radiator.

### MASTER BEDROOM

A spacious double bedroom with cornice, recessed spotlighting, large sash window, radiator.

### EN-SUITE SHOWER ROOM

Stylish en-suite shower room with Italian ceramic tiles, WC, digital shower with remote control, washbasin, frameless glass shower door, sash window, extractor fan and radiator.

### BEDROOM 2

A generous second double bedroom with cornice, ceiling rose, recessed spotlighting, feature chimney breast with recess for TV, sash window & radiator.

### BEDROOM 3

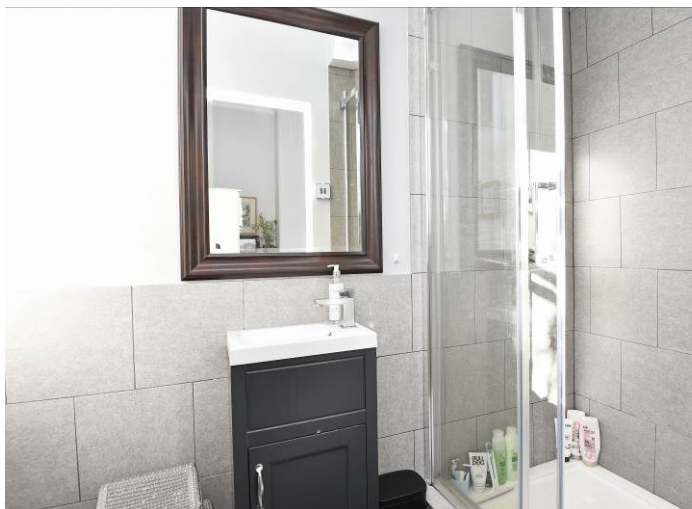
A third double bedroom offers flexibility, the present owners are using this room as a working study. Features include cornice, ceiling rose, recessed spotlighting, sash window and radiator.

### BATHROOM

Luxurious house bathroom with Italian ceramic tiles, glazed shower cubicle digital shower with remote controller, basin, stored cupboard with plumbing for washing machine, sash window with magnificent stained glass, recessed spotlighting, extractor fan and radiator.

**Tenure** - Unknown

**Council Tax Band** - E





**Total Area: 100.0 m<sup>2</sup> ... 1077 ft<sup>2</sup>**  
 All measurements are approximate and for display purposes only.  
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