



Flat 3 Huntcliffe House, Otley Road, Harrogate, HG2 0DJ

£395,000

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A spacious and beautifully presented two-bedroom first-floor apartment forming part of this attractive period property, situated in a delightful position on the edge of the famous Harrogate Stray and within easy walking distance of the town centre.

This impressive apartment has been updated and modernised to a high standard by the current owners and provides generous accommodation with high ceilings. There is a large sitting and dining room with a bay window and attractive fireplace, together with two bedrooms, stylish modern kitchen and bathroom. The property has an allocated parking space and use of the attractive communal gardens.

The property is situated in this delightful position on the edge of the famous Harrogate Stray and is within easy walking distance of the town centre, where there is an excellent range of amenities on offer including bars, restaurants, shops and excellent transport links, including rail links directly to Leeds, York and London. The property is also within the catchment of popular primary and secondary schools.





FIRST FLOOR ENTRANCE HALL

SITTING / DINING ROOM

A spacious reception room with space for sitting and dining areas, with a large bay window enjoying a delightful outlook towards the Stray. Attractive stone fireplace with remote-controlled living-flame gas fire.

KITCHEN

With a range of stylish modern fitted units with induction hob, integrated double oven, microwave, integrated dishwasher and washing machine.

BEDROOM 1

A large double bedroom with fitted wardrobes.

BEDROOM 2

A further bedroom.

BATHROOM

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

OUTSIDE

The property has the benefit of a private driveway and parking space situated at the front of the property. Residents have use of the attractive communal gardens providing a delightful outdoor sitting area.



AGENT'S NOTES

The property is understood to be long leasehold, having an original term of 999 years.

Ground rent is £10 per annum.

A service charge of £120 per calendar month is payable.

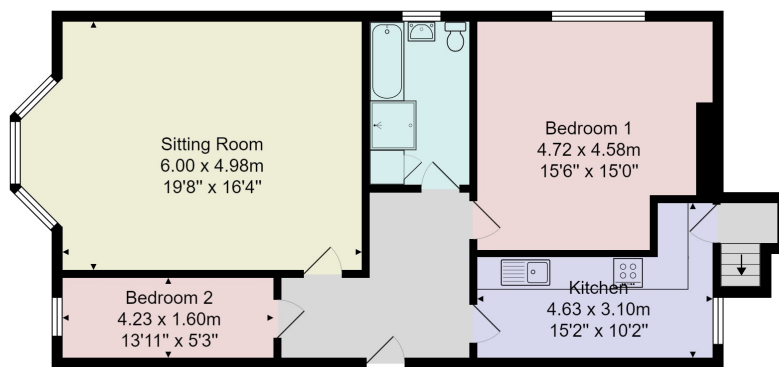
Pets are not permitted.

Renting / subletting is permitted.



Council Tax Band - B





Total Area: 91.5 m² ... 985 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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