



Flat 2, 27 Park Drive, Harrogate, North Yorkshire, HG2 9AY

£385,000

Flat 2, 27 Park Drive, Harrogate, North Yorkshire, HG2 9AY

A beautifully presented two-bedroom, two-bathroom first-floor apartment located in this sought-after location to the south side of Harrogate overlooking The Oval and being just a ten-minute walk to Harrogate town centre across the famous Stray.

The property briefly comprises living room, breakfast kitchen, master bedroom with en-suite shower room, further double bedroom with dressing room and house bathroom. Benefitting from one allocated parking space to the rear of the property.





FIRST FLOOR

PRIVATE ENTRANCE

Leading to -

RECEPTION HALL

Leading to -

LIVING / DINING ROOM

A bright and spacious room with bay window overlooking The Oval, gas central heating radiator and feature fireplace. Space for dining table and chairs. Double doors give access to -

BREAKFAST KITCHEN

Fitted with a modern range of wall and base units with Belfast sink and including range oven, fridge, freezer, washing machine and dishwasher.

MASTER BEDROOM

A spacious double bedroom with bay window.

DRESSING ROOM

Useful dressing room which could be utilised as a home office if required.

BEDROOM 2

A second double bedroom with door leading to -

EN-SUITE SHOWER ROOM

Fully tiled. Comprising walk-in shower, washbasin and WC.

BATHROOM

Fully tiled. Comprising bath with shower over, washbasin and WC.

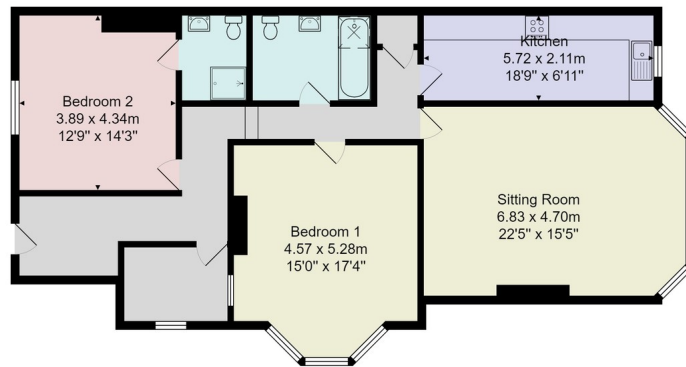
OUTSIDE

One allocated parking space to the rear of the property.

Tenure - Leasehold

Council Tax Band - E





Total Area: 118.2 m² ... 1272 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			