



Flat 1, 7 Glebe Road, Harrogate, North Yorkshire, HG2 0LZ

**£264,500**



## Flat 1, 7 Glebe Road, Harrogate, North Yorkshire, HG2 0LZ

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A spacious ground-floor apartment presented to a good standard and situated in this prime position just off Cold Bath Road.

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The property is presented to a good standard, having a large sitting room, together with a well-equipped kitchen, two good-sized bedrooms, and a stunning modern shower room.

The property is located within this desirable south Harrogate location, within a few minutes' walk from excellent amenities along Cold Bath Road and just a short distance from Harrogate town centre. Offered for sale with no onward chain.





## GROUND FLOOR

### SITTING ROOM

A large reception room with bay window and fireplace with living-flame gas fire.

### KITCHEN

With a range of fitted units with granite worktops. Electric hob, double oven, integrated fridge / freezer, dishwasher and washing machine. Tiled flooring with under-floor heating.

### BEDROOM 1

A double bedroom with bay window and ornamental fireplace.

### BEDROOM 2

A further good-sized bedroom.

### SHOWER ROOM

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

### OUTSIDE

On-street parking.

Residents have access to the communal outdoor sitting areas to the front of the property.

### AGENT'S NOTES

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

The service charge is £ pcm.

Renting is permitted.

Holiday lets are not permitted.

Pets are permitted.

**Council Tax Band - C**







Total Area: 73.1 m<sup>2</sup> ... 787 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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