



Flat 2, 61 Duchy Road, Harrogate, North Yorkshire, HG1 2HE

£425,000

Offers Over



## Flat 2, 61 Duchy Road, Harrogate, North Yorkshire, HG1 2HE

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An impressive ground-floor apartment with private entrance, garden and parking space, situated in this desirable location on Duchy Road, convenient for town and close to beautiful open countryside.

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This individual apartment provides a spacious and well-presented accommodation. A private entrance leads to the apartment, where there is a large sitting room with wood-panelled walls, bay window and attractive fireplace. There is also a well-equipped kitchen, dining room, two good-sized bedrooms, two en-suites and an additional cloakroom. The property has the rare benefit of a private enclosed garden, which provides an excellent outdoor entertaining area with a summer house which has light and power. The property also has an allocated car parking space.

The apartment forms part of this delightful building, which comprises just four apartments and is situated in this prime, Harrogate position within the prestigious Duchy estate, within walking distance of Harrogate town centre, where there are a range of amenities on offer, and there is also beautiful open countryside on the doorstep.







## **GROUND FLOOR**

### **ENTRANCE HALL**

### **SITTING ROOM**

A most impressive reception room with bay window and attractive fireplace with electric fire and wood panelled walls.

### **CLOAKROOM**

With WC and washbasin.

### **KITCHEN**

With a range of stylish fitted units with granite and oak worktops. Range cooker, integrated dishwasher and fridge / freezer.

### **DINING ROOM**

A further reception room providing a dining area adjoining the kitchen.

### **BEDROOM 1**

A double bedroom with fitted wardrobes and en-suite shower room.

### **EN-SUITE SHOWER ROOM**

A modern white suite comprising WC, washbasin set within a vanity unit, and shower. Heated towel rail.

### **BEDROOM 2**

A further bedroom with en-suite bathroom and boiler cupboard housing the modern gas boiler.

### **EN-SUITE BATHROOM**

With WC, washbasin and bath.

### **PORCH / UTILITY**

Providing access to the outside with plumbing for a washing machine.

### **OUTSIDE**

The property has the rare benefit of a private enclosed garden with paved sitting areas, planted borders and a summerhouse with light and power. The property has an allocated car parking space.

### **AGENT'S NOTES**

The property is long leasehold, having a lease with 87 years remaining.

The freehold is owned by the management company. Each flat within the building has a 25% share of the management company.

Pets are permitted.

Subletting / renting is permitted.

A service charges payable of £75 per calendar month.

The property has the benefit of double glazing throughout.

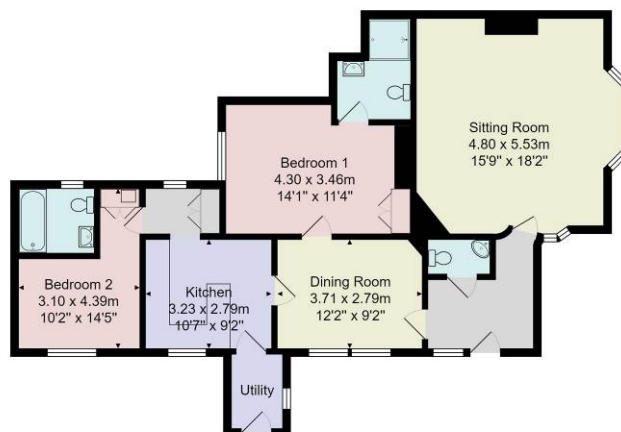
The property has gas central heating and the benefit of a recently installed boiler.

The whole roof of the building was replaced in 2020.

**Council Tax Band - E**







Total Area: 95.0 m<sup>2</sup> ... 1023 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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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		