



2a Wharfedale Place, Harrogate, North Yorkshire, HG2 0AY

£194,950

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A beautifully presented two-bedroom duplex apartment with a private entrance, in this convenient south Harrogate location.

This excellent apartment provides spacious accommodation over the first and second floors of this period property, with a sitting room with log-burning stove, modern kitchen and bathroom on the first floor, together with two good-sized bedrooms on the top floor.

The apartment has the advantage of a private entrance and is situated on the edge of beautiful open countryside yet close to amenities including shops and schools, and just a short, pleasant walk from Harrogate town centre, the Valley Garden and the Stray.





GROUND FLOOR

Private front door leads to hallway and stairs which lead to the upper floors.

FIRST FLOOR

SITTING ROOM

A spacious reception room with windows to side and ceiling cornice. Wood-burning stove.

KITCHEN

Modern white wall and base units. Gas hob with extractor above, integrated electric oven, space for fridge / freezer, integrated dishwasher and washing washer / dryer.

BATHROOM

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

SECOND FLOOR

BEDROOM 1

A double bedroom with window to side and fitted wardrobes.

BEDROOM 2

A further double bedroom with window to side and central heating radiator.

OUTSIDE

Parking is on-street.

AGENT'S NOTES

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

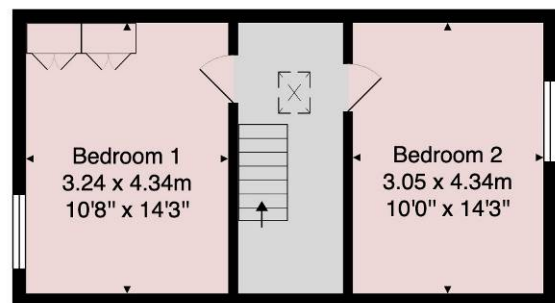
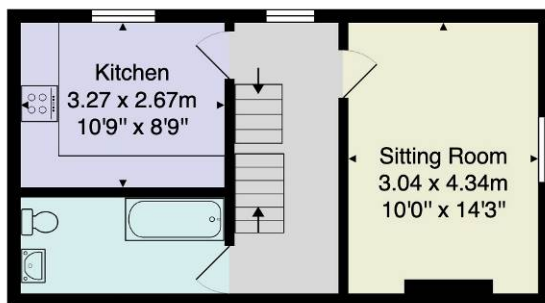
The freehold of the building is owned by the owner of the ground-floor apartment.

There is no monthly service charge, but any costs are split 50-50 between the two apartments in the building.

There are no restrictions on pets or letting. The property has a gas central heating system with a newly fitted modern boiler. Windows are double glazed.

Envirovent fitted.

Council Tax Band - B



First Floor

Second Floor

Total Area: 72.0 m² ... 775 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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