



VERITY
FREARSON

16 GRAYSON HOUSE, BEECH GROVE, HARROGATE, HG2 0ER

£539,950

16 GRAYSON HOUSE, BEECH GROVE,

Harrogate, HG2 0ER

A spacious and well-presented two-bedroom top-floor apartment with lift access, enjoying delightful views over Harrogate and the famous Harrogate Stray.

This impressive property is situated on the fifth floor of this well-regarded Strayside apartment block. The spacious and well-presented accommodation, is double glazed throughout, comprises a superb living area and modern kitchen with access to a balcony, and the apartment enjoys delightful views to the front and rear over Harrogate and the Stray. There are two large double bedrooms, a modern shower room and en-suite bathroom.

The property is situated in this desirable location on the edge of the Stray and within a few minutes' walk from Harrogate town centre, where there is an excellent range of amenities on offer including shops, bars, restaurants and transport links. Offered for sale with no onward chain.



Sitting Room · Dining Kitchen

2 Bedrooms · En-Suite Bathroom · Shower Room

Off-Road Parking







ACCOMMODATION

FIFTH FLOOR RECEPTION HALL

SITTING ROOM

A spacious reception room with attractive views over the adjoining Stray.

DINING KITCHEN

A modern open-plan kitchen and dining area with glazed doors leading to a balcony enjoying stunning long distance views over Harrogate and countryside beyond. The kitchen comprises a range of stylish modern fitted units with worktop, island and breakfast bar. Integrated appliances including electric double oven, hob, fridge / freezer, washing machine and dishwasher.

BEDROOM 1

A large double bedroom with fitted wardrobes and en-suite.

EN-SUITE BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, shower and bath. Tiled walls on floor. Heated towel rail.

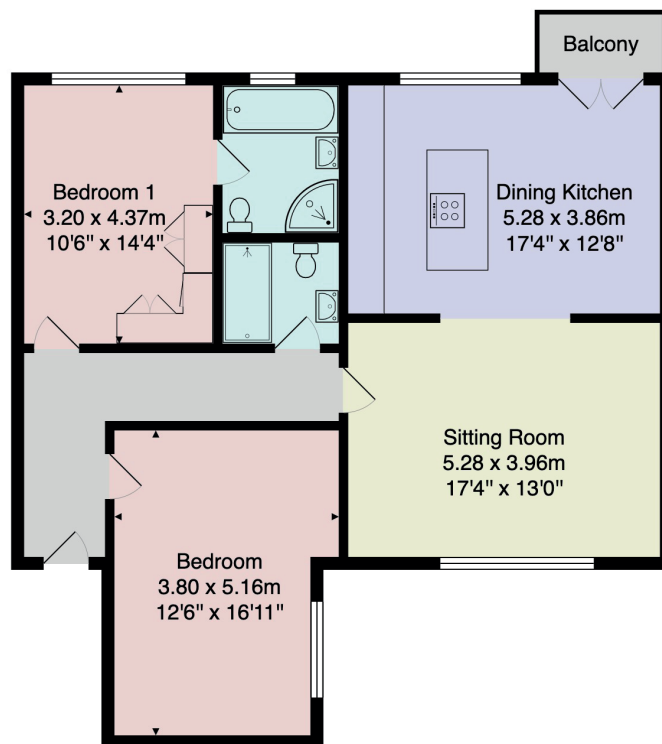
BEDROOM 2

A further good-sized double bedroom.

SHOWER ROOM

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

FLOOR PLAN



Total Area: 96.0 m² ... 1033 ft² (excluding balcony)

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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Outside

The property has use of the residents' parking area to the front of the building.

Services

All mains services connected.

Tenure

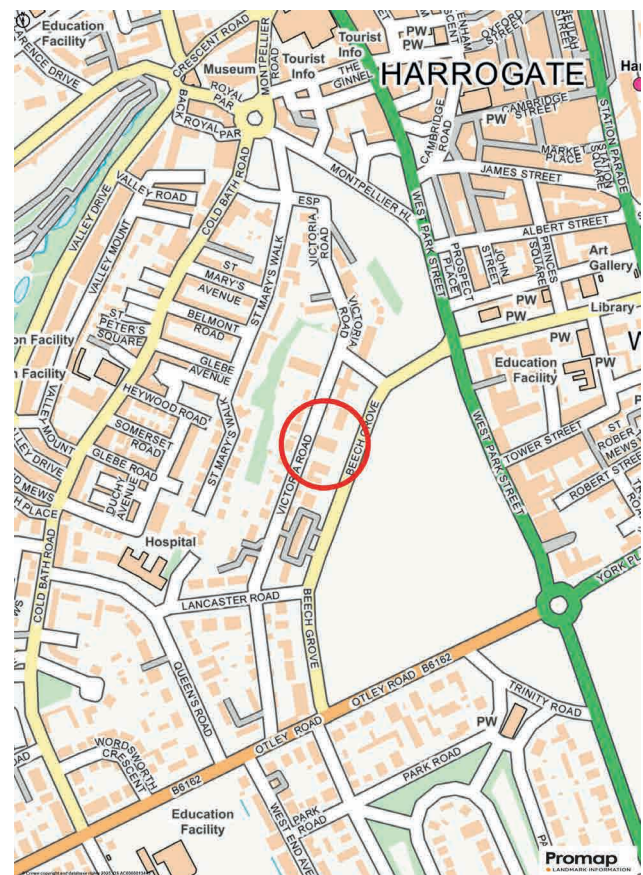
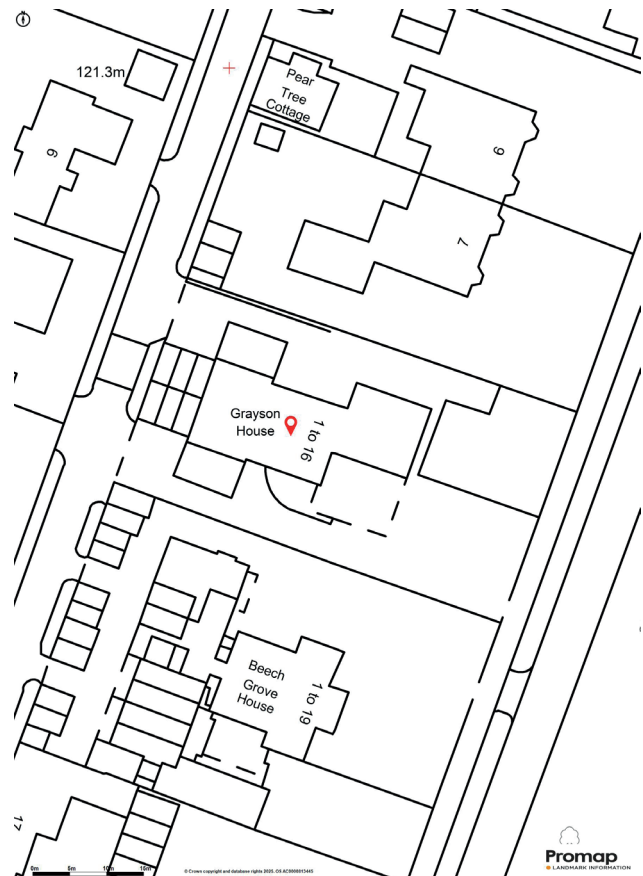
The property is freehold.

The service charge is £3200 per annum

Renting is permitted within the building.

The property has double glazing.

Council Tax Band - E



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92+) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | 75 | 77 |
| F (21-38) | | |
| G (1-20) | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| www.epc4u.com | | |

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