

Flat 4 , 30a Commercial Street, Harrogate, HG1 1AX

**£87,500**  
FOR 50% SHARE

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# Flat 4 , 30a Commercial Street, Harrogate, North Yorkshire,

A spacious and well-presented two-bedroom first-floor apartment forming part of this popular, well maintained development within the centre of Harrogate. The apartment has been appointed to a good standard, with gas central heating, double glazing, and modern kitchen and bathroom fittings. Central Harrogate location, within easy walking distance of excellent amenities including the railway station.

## FIRST FLOOR ENTRANCE HALL

**Tenure** - Leasehold

**Council Tax Band** - B

## SITTING / DINING ROOM

Spacious living space with sitting and dining areas and a kitchen, which comprises a range of wall and base units with gas hob, oven and integrated fridge.

## UTILITY

A useful storage area with space and plumbing for washing machine and tumble dryer.

## BEDROOM 1

A double bedroom.

## BEDROOM 2

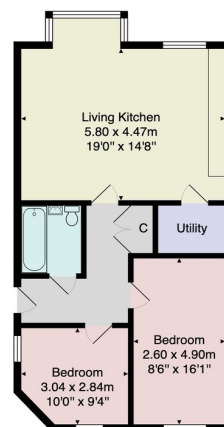
A further double bedroom.

## BATHROOM

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

## AGENT'S NOTES

The property is a shared ownership property. Buyers are invited to purchase a 50% share of the property. Rent is paid to Leeds Federated Housing Association on the unowned share of the property.



Total Area: 65.6 m<sup>2</sup> ... 706 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**

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

For all enquiries contact us on:

**01423 562531**

[sales@verityfrearson.co.uk](mailto:sales@verityfrearson.co.uk)