



Flat 2, 47 Knaresborough Road, Harrogate, HG2 7SR

**£179,950**



## Flat 2, 47 Knaresborough Road, Harrogate, HG2 7SR

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A spacious two-bedroom first-floor apartment with private entrance, garden and garage, situated in this convenient location close to local amenities, the Stray and Harrogate town centre.

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This excellent property provides well-proportioned accommodation comprising sitting room, well-equipped kitchen, two large bedrooms and bathroom. A particular feature of the property is the private outdoor space situated to the rear of the building and single garage.

The property is located in this convenient position, well served by the excellent amenities on Knaresborough Road, close to the famous Harrogate Stray, Harrogate District Hospital and just a short distance from the town centre.





## **FIRST FLOOR**

### **SITTING ROOM**

A spacious reception room with dual aspect.

### **KITCHEN**

With a range of fitted units with gas hob, integrated oven and space for appliances.

### **BEDROOM 1**

A double bedroom with fitted wardrobes.

### **BEDROOM 2**

A further double bedroom.

### **BATHROOM**

With washbasin, and bath with shower above.

### **SEPARATE WC**

### **OUTSIDE**

The property has the benefit of a private rear garden, providing a paved sitting area. There is also a single garage.

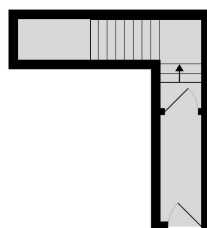
### **AGENT'S NOTES**

Lease remaining - 958 years from 1984  
Freeholder is Flat 1

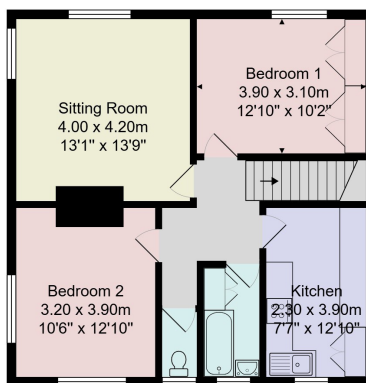
**Council Tax Band - B**







Ground Floor



First Floor

Total Area: 74.0 m<sup>2</sup> ... 797 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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