



VERITY
FREARSON

10 NORFOLK HOUSE, PORTLAND CRESCENT, HARROGATE, HG1 2TS

£595,000

10 NORFOLK HOUSE, PORTLAND CRESCENT,

Harrogate, HG1 2TS

A fantastic opportunity to purchase this very spacious and beautifully presented penthouse apartment which occupies the entire top floor of this purpose-built property with two allocated secure under-croft car parking spaces and lift facilities.

This impressive apartment provides spacious accommodation extending to over 2,100 square feet and is appointed to a high standard with a superb open plan reception room plus a dining kitchen, a large hall / study, plus two double bedrooms, both with en-suites, and the master bedroom having an adjoining dressing room. The property stands within attractive and well-maintained communal grounds and has a delightful aspect over surrounding park and woodland.

Norfolk House forms part of the prestigious Coppice Park development situated just off Coppice Drive, close to the heart of Harrogate town centre and within easy commuting distance of Yorkshire's principal business districts.



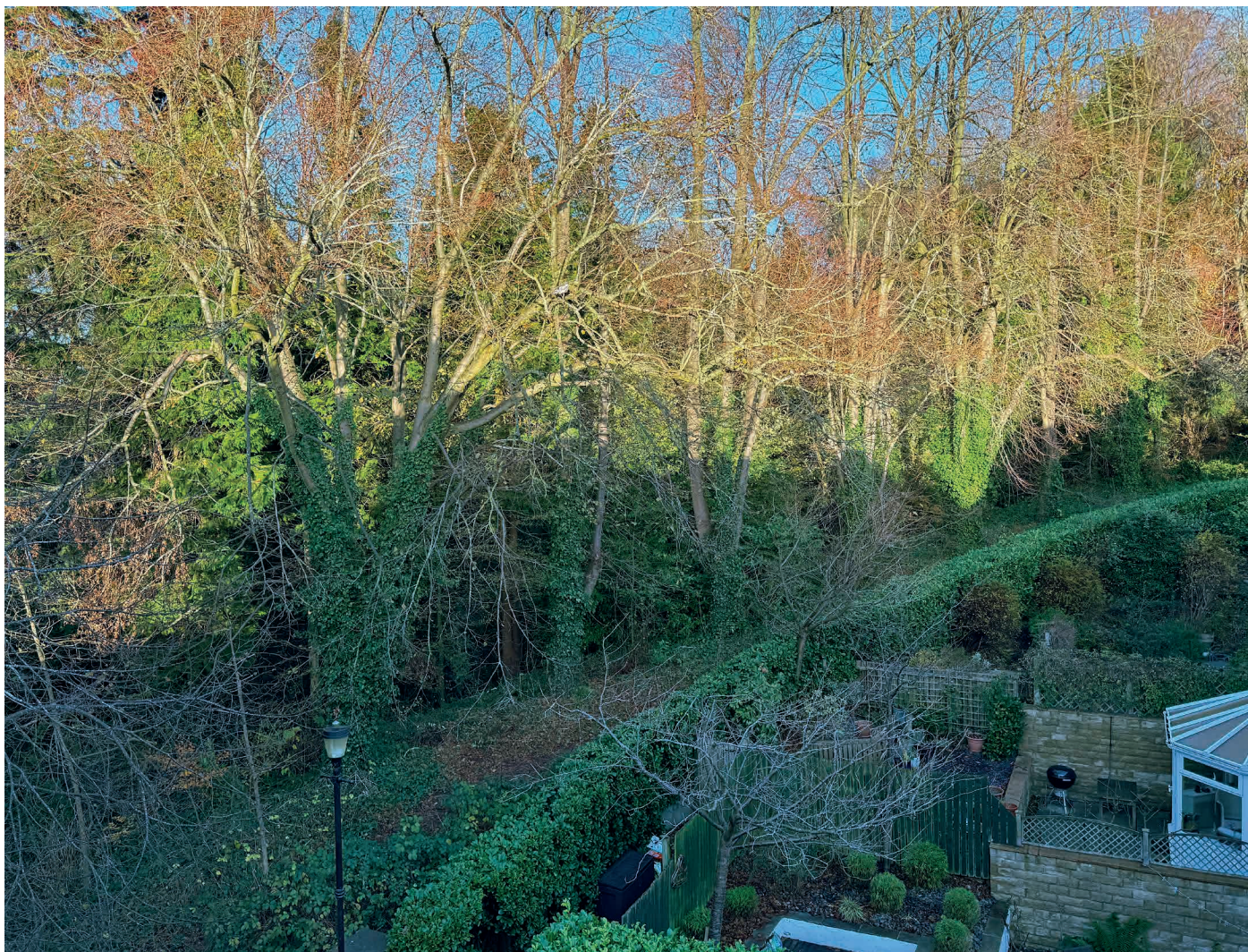
Sitting Room · Dining Kitchen · Cloakroom

2 Bedrooms · 2 En-Suites

Secure Gated Development With Electric Gates · Communal Gardens







ACCOMMODATION

RECEPTION HALL / OFFICE

A large reception hall with oak flooring, with space to use as an office. Window to side and fitted cupboards.

CLOAKROOM

With low-level WC and washbasin. Tiled floor.

SITTING ROOM

A very spacious reception room with windows to three sides having an attractive outlook over the adjoining park and woodland. Oak flooring and ample space for sitting and dining areas.

DINING KITCHEN

Having a range of quality fitted wall and base units. Electric hob and integrated electric double oven. Integrated fridge, freezer, dishwasher and washing machine. A spacious dining area with tiled floor. Glazed double doors lead to a Juliet balcony.

BEDROOM 1

A very large double bedroom with windows to front and side. Leading to -

DRESSING ROOM

With fitted wardrobes and window.

EN-SUITE BATHROOM

White suite comprising low-level WC, washbasin, bidet, bath and shower. Tiled floor and heated towel rail.

BEDROOM 2

A further large double bedroom with windows to rear and side. Fitted wardrobes.

EN-SUITE BATHROOM

Washbasin set within a vanity unit, low-level WC, bath and separate shower. Skylight window. Tiled floor.

FLOOR PLAN



Total Area: 215.1 m² ... 2316 ft²

All measurements are approximate and for display purposes only.

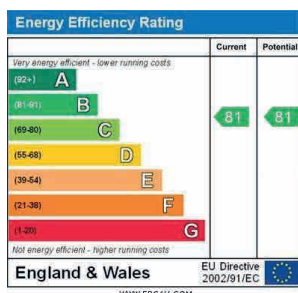
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Norfolk House forms part of the prestigious Coppice Park development, which is a secure gated development with electric gates and attractive, well-maintained communal gardens. In the basement car park there are two secure allocated parking spaces, accessed by means of a remote-controlled, electrically-operated door. Additional visitors' parking is available in the communal car park.

All mains services connected.

Renting/subletting is permitted.



THE HOME OF PROPERTY

• SINCE •

1921

 **RICS**



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