



Flat 2, 7 Glebe Road, Harrogate, North Yorkshire, HG2 0LZ

£279,950

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A spacious first-floor apartment presented to a good standard, with parking, and situated in this prime position just off Cold Bath Road.

The property is presented to a good standard, having a large sitting room, together with a well-equipped, modern kitchen, three good-sized bedrooms and a modern bathroom.

The property is located within this desirable south Harrogate location, within a few minutes' walk from excellent amenities along Cold Bath Road and just a short distance from Harrogate town centre.





FIRST FLOOR ENTRANCE HALL

SITTING ROOM

A large reception room with bay window, fitted cabinets and shelving.

DINING KITCHEN

With space for dining table. The kitchen comprises a range of stylish fitted units with induction hob, integrated oven, built-in microwave and dishwasher. Boiling-water tap.

UTILITY CUPBOARD

With plumbing for washing machine.

BEDROOMS

There are three good-sized bedrooms. The main bedroom has fitted wardrobes and Bedroom 2 has a built-in cupboard.

BATHROOM

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

OUTSIDE

The property has the benefit of an allocated parking space at the rear of the building.

AGENT'S NOTES

The property is long leasehold with the lease being 999 years from 2006

The property owns a share of freehold.

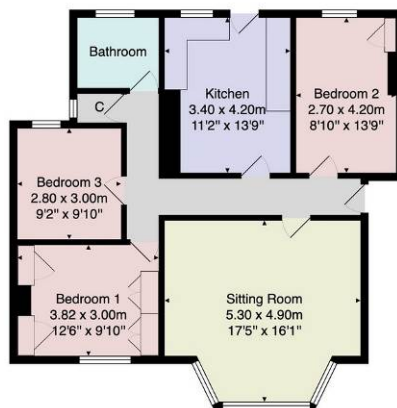
A service charge is £45pcm includes buildings insurance.

Renting is permitted but short-term holiday lets are not permitted without prior agreement of the management company.

Pets are permitted (maximum of two pets)

Tenure - Leasehold

Council Tax Band - B



Total Area: 88.0 m² ... 947 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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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England & Wales		73	79
EU Directive 2002/91/EC			
www.epc-uk.com			