



109 Oak Lodge, Victoria Avenue, Harrogate, HG1 5PX

**£125,000**

Offers Over

## 109 Oak Lodge, Victoria Avenue, Harrogate, HG1 5PX

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A spacious one-bedroomed first-floor apartment with allocated car parking space, situated within this popular development in the heart of Harrogate town centre.

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This superb apartment provides generous accommodation but now offers buys the opportunity to update and modernise the accommodation to suit their own requirements. The accommodation comprises a large reception room, kitchen, a bedroom and a bathroom. The apartment has generous storage provisions with various fitted cupboards.

Oak Lodge stands within attractive communal grounds and the apartment has the benefit of an allocated car parking space within the secure under-croft parking area. The apartment is situated in a most convenient town centre location within a few minutes' level walk of the railway station and the town's excellent amenities and shops.





## **FIRST FLOOR**

### **RECEPTION HALL**

With fitted storage cupboards and airing cupboard.

### **SITTING / DINING ROOM**

A large reception room with sitting and dining areas and windows on two sides.

### **KITCHEN**

With a range of fitted wall and base units with electric hob, integrated oven and integrated washing machine.

### **BEDROOM**

A good-sized double bedroom. Fitted cupboard.

### **BATHROOM**

With WC, washbasin and bath.

### **OUTSIDE**

The property has the benefit of an allocated parking space.

### **AGENTS NOTE**

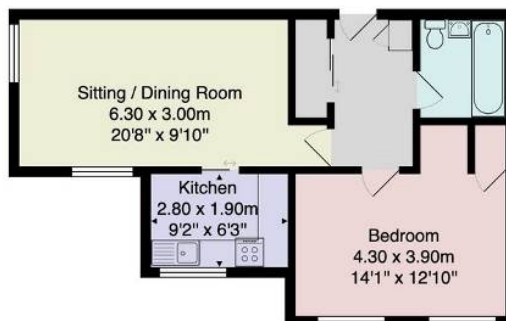
Lease details to follow.

The property has the benefits of electric night storage heaters.

**Tenure** - Leasehold

**Council Tax Band** - C





Total Area: 44.1 m<sup>2</sup> ... 475 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@verityfearson.co.uk](mailto:sales@verityfearson.co.uk)