



Flat 4, 1a St Mary's Walk, Harrogate, North Yorkshire, HG2 0LW

£325,000



## Flat 4, 1a St Mary's Walk, Harrogate, North Yorkshire, HG2 0LW

A fantastic opportunity to purchase a spacious two-bedroom garden apartment with private entrance and allocated parking, situated in this superb position just a stone's throw from the famous Harrogate Stray and town centre, and well served by excellent amenities along Cold Bath Road.

The apartment forms part of this attractive detached building and has a private entrance on the lower ground floor. The accommodation comprises a large sitting room, together with a modern fitted kitchen, two double bedrooms and shower room. There is a private outdoor sitting area to the front of the building and allocated parking at the rear. Offered for sale with no onward chain.





### **SITTING / DINING ROOM**

A spacious reception room with windows on two sides. Feature fireplace with electric fire. Space for sitting and dining areas.

### **DINING KITCHEN**

With a range of modern fitted wall and base units with worktop and breakfast bar. Integrated appliances

### **BEDROOM 1**

A large double bedroom with fitted wardrobes.

### **BEDROOM 2**

A further good-sized double bedroom with fitted wardrobes.

### **BATHROOM**

A white modern suite comprising WC, washbasin set within a vanity unit, and large walk-in shower. Tiled floor. Heated towel rail and underfloor heating.

### **OUTSIDE**

The property has the benefit of a private outdoor sitting area situated to the front of the property. To the rear there is an allocated parking space.

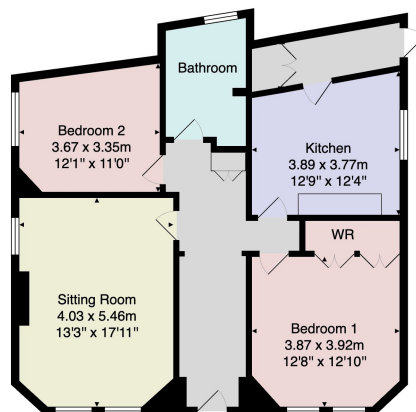
### **AGENT'S NOTES**

Lease details to follow.

**Council Tax Band - B**







Total Area: 93.0 m<sup>2</sup> ... 1001 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.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

**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)