



Flat 1a, 31 Mornington Crescent, Harrogate, HG1 5DL

£200,000



## Flat 1a, 31 Mornington Crescent, Harrogate, HG1 5DL

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A beautifully presented two bedroomed garden apartment with private entrance and double garage with roof terrace above, situated in this popular location on the edge of the famous Harrogate Stray and just a short walk from the town Centre.

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This super property provides well presented accommodation comprising an open plan sitting and dining room and modern fitted kitchen together with two double bedrooms, and ensuite shower room and modern bathroom. The property also has the benefit of a double garage with roof garden above.

Mornington Crescent is a desirable street, on the edge of the famous Harrogate Stray and is within easy walking distance of the town centre where there is an excellent range amenities on offer including bars, restaurants, shops and excellent transport links. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **SITTING / DINING ROOM**

A spacious reception room with glazed door to front and space for sitting and dining areas. Fitted storage. Open-plan to the kitchen.

### **KITCHEN**

A modern fitted kitchen with a range of wall and base units with granite worktops and integrated appliances.

### **BEDROOM 1**

A good sized double bedroom with fitted wardrobes.

### **BEDROOM 2**

A further double bedroom with fitted wardrobes and ensuite.

### **BATHROOM**

A white modern suite comprising WC, basin and bath with shower above. Heated towel rail.

### **SHOWER ROOM**

A white modern suite comprising WC, basin set at top a vanity unit and shower.

### **OUTSIDE**

The property has the benefit of a double garage. There is access to a roof terrace situated on top of the garage providing an outdoor sitting area.

### **AGENTS NOTE**

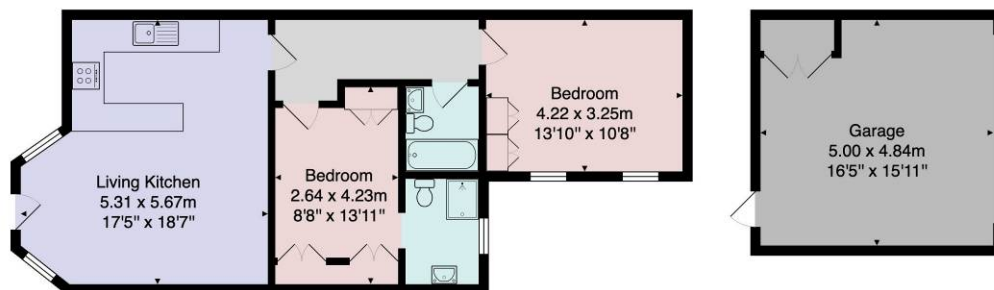
Lease details to follow.

**Tenure** - Leasehold

**Council Tax Band** - A







Total Area: 66.5 m<sup>2</sup> ... 716 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.  
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