



Flat 3, 61 Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0LE

£300,000

Offers Over

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A superb two-bedroom first-floor apartment with the distinct benefit of a good-sized balcony directly overlooking the famous Valley Gardens.

The well-presented accommodation retains some original period features whilst benefiting from modern kitchen and bathroom fittings. An internal inspection advised.

The apartment forms part of a handsome property which enjoys a delightful position adjoining the Valley Gardens, whilst being within walking distance of a fashionable shopping parade on Cold Bath Road, with many popular shops, bars and restaurants.

The property is sure to appeal to a range of buyers including professional couples, first time buyers, 2nd home owners, the buy to let market or clients wishing to downsize.

GROUND FLOOR

COMMUNAL ENTRANCE

With staircase leading to the first floor.





FIRST FLOOR

ENTRANCE HALL

With ornate ceiling cornice, central heating radiator and doors leading to the principal rooms. Off the entrance hall is a storage cupboard, containing the Gas Combi Condensing Boiler (new Oct 2022).

SITTING ROOM

Large bay window to the front overlooking the Valley Gardens. Two central heating radiators and ornate ceiling cornice. Television and telephone points. Feature fireplace with marble hearth, brushed chrome-effect insert and ornate wood surround. Recessed spotlighting to ceiling.

KITCHEN

A fitted kitchen with matching oak-effect wall and base units and black granite work surfaces and tiled splashbacks. Baumatic four-ring gas hob, stainless-steel oven and grill with stainless-steel extractor fan over. 1.5-bowl stainless-steel sink with chrome mixer tap. Integral appliances include fridge / freezer, dishwasher and washing machine. Solid wood flooring and recessed spotlighting. Glazed door leads to **BALCONY** which enjoys a westerly aspect over the Valley Gardens.

MASTER BEDROOM

Double-glazed sliding sash windows. Central heating radiator, ornate ceiling cornice and recessed spotlighting to ceiling. Fitted wardrobes, television and telephone points.

EN-SUITE BATHROOM

Three-piece white suite comprising panelled bath, low-flush WC with concealed cistern and pedestal wash-hand basin. Travertine tiled floor and fully tiled area around the bath. Heated towel rail.

BEDROOM 2

Double-glazed sliding sash windows. Television point and fitted wardrobes. Ornate ceiling cornice and, recessed ceiling spotlights and central heating radiator.

SHOWER ROOM

White suite comprising low-flush WC with concealed cistern, wash-hand basin with vanity unit below and travertine tiled shower area with thermostatic controlled shower and half-glazed shower screen. Half tiling to walls in travertine. Extractor fan and ladder-style heated towel rail.

OUTSIDE

Communal garden to the front. Single parking space accessed via a path at the side of the property.

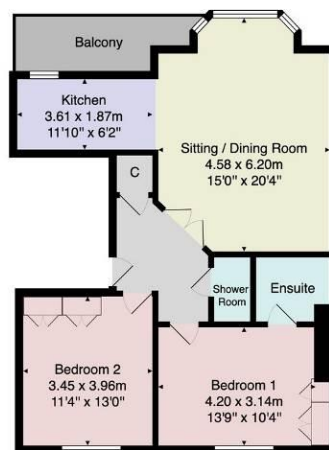
AGENT'S NOTE

The ground rent is presently £150 per annum increasing in 2027 to £275 for a further 25 years and then increases in batches of 25 years by the same amount (£125) in 2052 - 2077 - 2102 and finally 2127. It is due for payment on the 1 Jan each year. The Service Charge (presently £60), is due monthly and a quarter cost of the annual property insurance is also due in Feb each year.

Tenure – Leasehold (purchase of the leasehold includes a share in the company which owns the freehold)

Council Tax Band - D

EPC Rating - D (reviewed 2019, noting the potential to become a 'C' on the recommendation of a new boiler). As noted above a new boiler was fitted in 2022.



Total Area: 75.7 m² ... 814 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
Best energy efficiency - lowest running costs 92-100 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			
			78
		62	
England & Wales		EU Directive 2002/91/EC	
www.epec.co.uk			