



Flat 16, 3-5 Granby Road, Harrogate, North Yorkshire, HG1 4ST

**£170,000**



## Flat 16, 3-5 Granby Road, Harrogate, North Yorkshire, HG1

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A spacious and well-presented one-bedroom second-floor apartment situated within this attractive period property overlooking the Stray, just a short walk from Harrogate town centre.

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The apartment is situated on the second floor of this sympathetically converted property with secure keypad entry from the front and rear and comprises spacious accommodation with open-plan living area and kitchen, large double bedroom and modern bathroom. The property enjoys a super position directly overlooking the Stray and also has attractive long-distance views to the rear.

There is allocated parking and use of the visitors' parking spaces. The apartment is situated just a short walk from Harrogate town centre. Offered for sale with no onward chain.







## SECOND FLOOR

### ENTRANCE HALL

A spacious reception hall with large storage cupboard with plumbing for washing machine.

### LIVING ROOM / KITCHEN

A spacious open-plan living space with sitting and dining areas with window directly overlooking the Stray. The kitchen comprises a range of wall and base units with electric hob and oven, integrated fridge, freezer and dishwasher.

### BEDROOM

A large double bedroom with windows to rear and door leading to the bathroom.

### BATHROOM

A modern white suite on WC, washbasin and bath with shower above. Tiled walls and floor and heated towel rail. Doors provide access from the hallway and the bedroom.

### OUTSIDE

The property has the advantage of an allocated off-road parking and use of visitors' parking spaces.

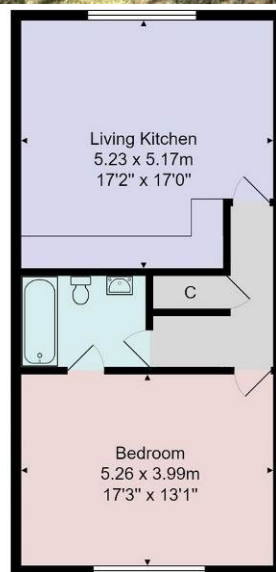
### AGENTS NOTE

The property is long leasehold

A service charge of £1300 pa is payable.

**Council Tax Band - C**





Total Area: 59.8 m<sup>2</sup> ... 644 ft<sup>2</sup>

## Verity Frearson

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