VERITY FREARSON

THE HARROGATE ESTATE AGENT

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39 Beechwood Court, Queen's Road, Harrogate, HG2 0HD

£190,000

Guide Price

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A spacious and well-presented two-bedroom first-floor apartment in this sought-after and fashionable position on Cold Bath Road.

This superb apartment occupies a delightful position within the development, enjoying an attractive outlook over the communal gardens and benefitting from a single garage. The accommodation comprises a large reception room, a newly fitted modern kitchen, two double bedrooms, bathroom, separate WC and generous storage space. The property stands within well-maintained communal gardens, and residents have the use of a car park.

The property is situated in a highly desirable location just off Cold Bath Road, well served by a parade of local shops and only a short walk from the Valley Gardens, the Stray and Harrogate town centre.

FIRST FLOOR
RECEPTION HALL
A spacious hall with fitted storage.

SITTING ROOM
A large reception room with space for both sitting and dining areas, enjoying views over the communal gardens.

KITCHEN
A modern, newly fitted kitchen with a range of wall and base units, worktop and breakfast bar. Integrated appliances include an induction hob, oven, dishwasher, fridge and freezer.

BEDROOMS
Two good-sized double bedrooms, each with fitted wardrobes.

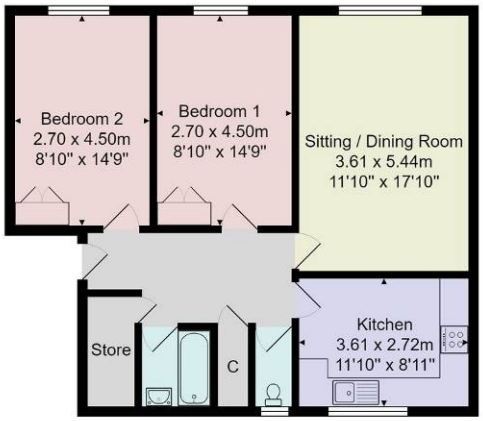
BATHROOM
With basin and bath having shower above.

SEPARATE WC
With low-flush WC.

OUTSIDE
The apartment stands within attractive communal gardens and benefits from a single garage together with use of a residents' car park.

AGENT'S NOTES
Long leasehold – understood to have an original term of 999 years.
Current service charge: approximately £1,506 per year (£753 payable January and July), including water rates, buildings insurance, maintenance of communal gardens and building.
Ground rent: £30 per annum.
No pets permitted.
Subletting (renting) is not permitted.

Council Tax Band - B



Total Area: 74.5 m² ... 802 ft²

All measurements are approximate and for display purposes only.
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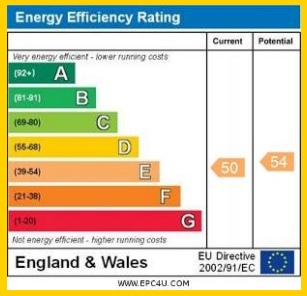
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