



10 Harlow Oval Court, Harlow Oval, Harrogate, HG2 0DT

£350,000

10 Harlow Oval Court, Harlow Oval, Harrogate, HG2 0DT

This very well-proportioned three-bedroom top-floor apartment enjoys some of the best elevated views in Harrogate.

Situated on a most desirable Oval, just a short distance from the town centre and amenities on Cold Bath Road, the property also benefits from a large south-facing balcony and a garage. Accessed via a secure communal entrance with lift and staircase to the third floor, the apartment opens into an inner lobby and a central reception hall. The spacious living room features a large picture window framing a magnificent open view across Harrogate, and French doors open onto the sheltered balcony - an ideal outdoor sitting and entertaining space. The well-appointed kitchen includes modern fitted units, breakfast bar, rear entrance door and a separate utility room. There are three bedrooms offering flexibility for use as additional reception space, home office or dining room. The principal bedroom enjoys direct access to the balcony. The apartment also has a fully tiled bathroom with separate shower, and a separate WC.

This superb property offers generous accommodation, spectacular views and excellent convenience for Harrogate town centre. Early viewing is recommended.





THIRD FLOOR **RECEPTION HALL**

A central hallway providing access to the principal rooms.

LIVING ROOM

A spacious reception room with large picture window offering spectacular elevated views across Harrogate. Glazed sliding doors open onto the balcony. Feature fireplace with living flame gas fire.

BALCONY

A particularly large and sheltered balcony, suitable for outdoor dining and enjoying the panoramic outlook.

KITCHEN

Fitted with a range of modern wall and base units with worktop and breakfast bar. Electric hob, integrated double oven and space and plumbing for appliances. Window to the rear. Rear entrance door.

UTILITY ROOM

With fitted units and space/plumbing for appliances.

BEDROOM 1

A generous double bedroom with fitted wardrobes and sliding glazed door opening onto the balcony.

BEDROOM 2

A further double bedroom / optional dining room or home office.

BEDROOM 3

A further well-proportioned bedroom / flexible additional reception space.

BATHROOM

A modern white suite comprising bath, separate shower and basin. Fully tiled walls and floor.

SEPARATE WC

With WC and washbasin.

OUTSIDE

The apartment has the advantage of a private balcony with superb elevated views. A single garage is included, providing parking or secure storage.

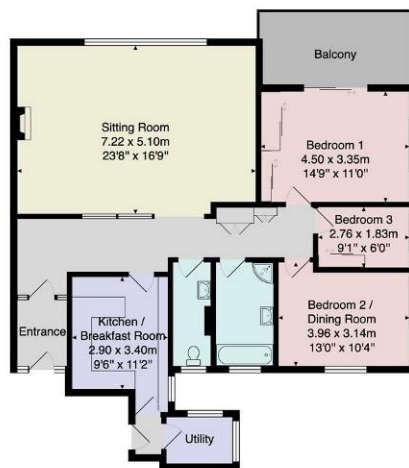
AGENTS NOTE

Lease details to follow.

Tenure - Leasehold

Council Tax Band - E





Total Area: 115.7 m² ... 1246 ft² (excluding balcony)
 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@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	44
EU Directive 2002/91/EC			
www.epca.gov.uk			