



Flat 3, 15 Leeds Road, Harrogate, North Yorkshire, HG2 8AY

£260,000

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A very well-presented two-bedroomed first-floor apartment with off-road parking, located in this convenient south Harrogate location.

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The property is appointed to a high standard and has two double bedrooms, two en-suite bathrooms, a spacious sitting room and stylish high-quality fitted kitchen with integrated appliances. There is gas-fired central heating, and private allocated off-street parking to the side of the property.

This super apartment is situated within easy reach of the excellent Leeds Road shopping parades, the famous Stray, Harrogate town centre with all of its shops and restaurants, and the Hornbeam Park rail link for commuting to Leeds and York. Offered for sale with no onward chain.





## **FIRST FLOOR**

### **SITTING ROOM**

A spacious reception room with windows to front and side.

### **DINING KITCHEN**

With a spacious dining area and window to side. The high-quality fitted kitchen comprising a range of fitted units with worktop and breakfast bar together with an electric hob, oven and microwave. Integrated Neff appliances including a washer / dryer, fridge / freezer and dishwasher. There is a cupboard which houses the hot-water cylinder and boiler.



### **BEDROOM 1**

A double bedroom with window to side and fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

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

### **BEDROOM 2**

A further double bedroom with window to rear. Fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

With WC, basin and shower. Tiled walls and floor and heated towel rail.



## **OUTSIDE**

The apartment has the advantage of an allocated off-road parking space.

**Tenure** - Leasehold

**Council Tax Band** - C





Total Area: 88.8 m<sup>2</sup> ... 956 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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