



Flat 22 Duchy Court, Otley Road, Harrogate, HG2 0DN

£215,000

Flat 22 Duchy Court, Otley Road, Harrogate, HG2 0DN

A spacious two-bedroom first-floor apartment with tandem garage, forming part of this popular purpose-built development, situated in a particularly attractive location close to the Harrogate Stray and within walking distance of the town centre.

With double glazing and gas fired central heating, the accommodation comprises a generous-sized sitting room, breakfast kitchen, two good-sized bedrooms and a bathroom.

This popular development is situated in a prime residential position set in its own gardens and grounds, just a few minutes' level walk from Harrogate town centre via the Stray.





GROUND FLOOR
COMMUNAL ENTRANCE
Security intercom system.

FIRST FLOOR
ENTRANCE HALL
Central heating radiator.

SITTING ROOM
Large windows to the rear. Central heating radiator.

BREAKFAST KITCHEN
Wall and base units with working surfaces having inset sink. Breakfast bar. Four-ring gas hob with electric oven under and extractor fan above. Plumbing and space for washing machine. Window to rear elevation.

BEDROOM 1
Window to front elevation with views of communal gardens. Central heating radiator.

BEDROOM 2
Window to rear elevation. Central heating radiator.

BATHROOM
Panelled bath with shower over and screen. Low-flush WC and pedestal washbasin. Window to side elevation. Chrome ladder towel radiator. Linen cupboard.

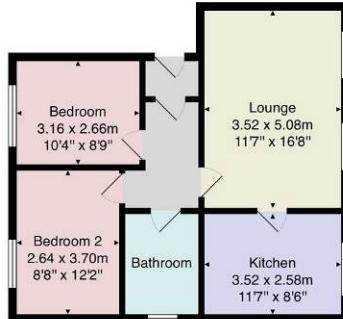
OUTSIDE
The property stands within attractive and well-maintained communal gardens which are for the benefit of all residents. The property has the advantage of a double tandem garage. Residents' and visitors' off-road parking.

AGENT'S NOTES

Tenure - Leasehold

Council Tax Band - C





Total Area: 59.1 m² ... 636 ft²

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