

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Strayside Mews, Leeds Road

Harrogate, HG2 8AA

Council Tax: D

**Guide Price £275,000**





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## Communal Entrance Hall

Access via secure entrance door, stairs to first floor.

## Private Entrance Hall

Radiator, loft access, storage cupboard, doors to:

## Lounge

20'0" x 17'0" (6.10 x 5.19)

Sash bay window to front elevation offering stunning views of the Stray, three radiators, fire place, TV point, space for dining table.

## Kitchen

12'10" x 6'11" (3.93 x 2.13)

Range of wall and base mounted units with working surfaces over with inset Porcelain sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, integrated appliances to include dishwasher, washing machine and fridge freezer, radiator, part tiled walls, sash window to side elevation.

## Bedroom

15'8" x 11'3" (4.79 x 3.45)

Sash window to side elevation, radiator, a range of fitted wardrobes with mirrored doors.

## Shower Room

Modern white fitted suite comprising walk-in shower with mains shower over and glazed unit, low level WC, wash hand basin with cupboards under, chrome heated towel rail, tiled floor, inset ceiling spot lights.

## Outside

Attractive communal gardens, one parking space and guest parking.

## EPC

Environmental impact as this property produces 4.0 tonnes of CO2.

## Material Information

Tenure Type; Leasehold - Share of Freehold  
Leasehold Years remaining on lease; 163  
Years

Leasehold Annual Service Charge Amount £  
1553.00

Council Tax Banding; D

A rare opportunity to purchase a beautiful one bedroom apartment in this most desirable location in Harrogate. The apartment oozes Victorian period features throughout with decorative corncicing and bay windows offering a picture perfect scene overlooking Harrogate's infamous 'Stray'. With the town centre being within a few minutes walk there really is no better location.

Ideal as a first time buy, or as a 'bolthole' in Harrogate, the apartment briefly comprises; Entrance into the communal entrance hall with stairs to the first floor. Entering into the hallway which provides access to the spacious lounge with space for a dining table and featuring a bay window with an abundance of light and Strayside views. Doors to the well appointed kitchen, modern shower room and bedroom with floor to ceiling fitted wardrobes.

Outside to the front, a driveway provides access to the allocated parking at the rear and beautiful, well maintained communal gardens surrounded by mature hedges offering privacy.

- ONE BEDROOM APARTMENT WITH STRAYSIDE VIEWS
  - Ideal town centre living
- Stunning Victorian features with high ceilings and bay windows
  - Spacious lounge/dining space
    - First floor apartment
    - Gas central heating
  - Allocated private parking to the rear
    - Share of Freehold
  - Communal landscaped gardens
- Within a few minutes walk to the town centre



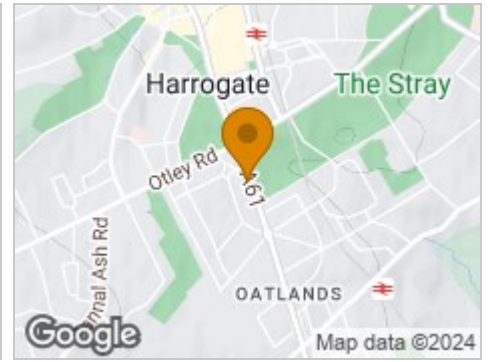
## Road Map



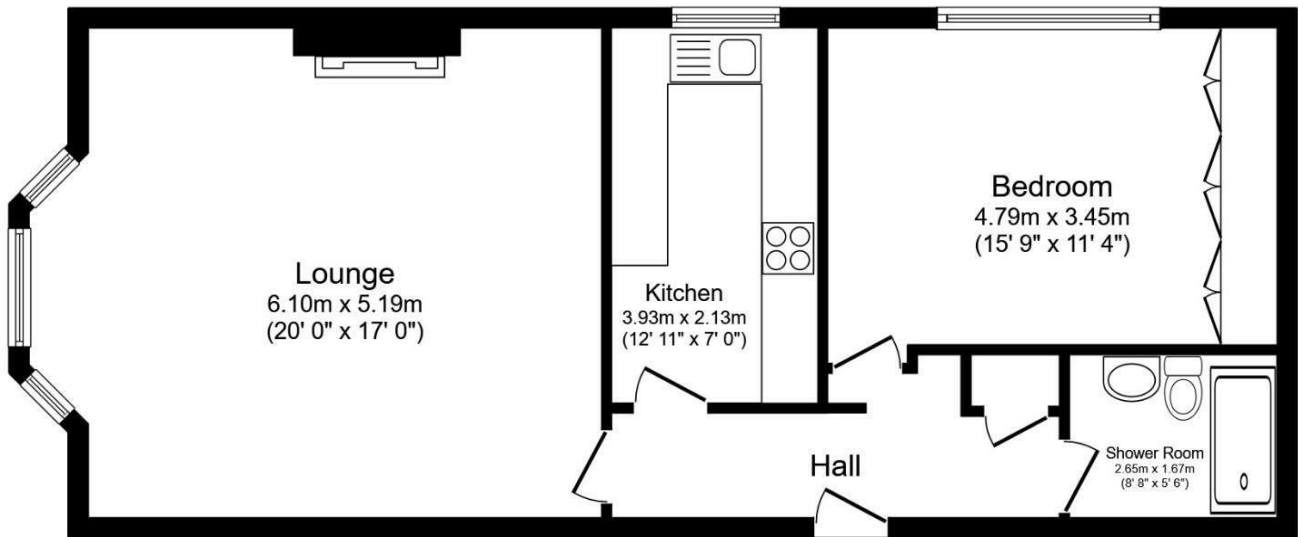
## Hybrid Map



## Terrain Map



## Floor Plan



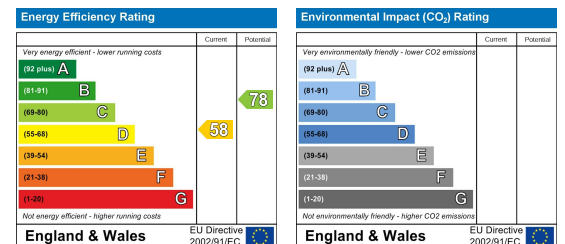
Total floor area 67.5 m<sup>2</sup> (726 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.