



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023



SPECIFICATION

KITCHENS

Beautifully appointed Magnet kitchens with, Quartz work surfaces, Zanussi appliances and pull out bins
Dishwasher
Elica induction hob and double oven
Instant hot water tap

UTILITY

Built in washer-drier

BATHROOMS

Fully tiled
Walk in shower
Wash hand basins with vanity units and wall mounted taps
Heated towel rails

GENERAL

Gas fired central heating
Carpets and wooden flooring included
Panelled doors with chrome handles



**NO.3 HUGHENDEN APARTMENTS
10 GROVE ROAD, HARROGATE**

**£275,000
CHAIN FREE**

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A beautifully appointed and well planned second floor apartment, forming part of an exclusive development of only four luxury apartments.

The property has been completely renovated to a high standard and is well planned within this period stone property. Each apartment has its own personal entrance, is privately set within high boundary hedging and truly requires an internal inspection.

The accommodation comprises: Access via an external staircase leading to entrance hall with useful utility area, fabulous open plan living/dining/kitchen with large dormer window to the front, two double bedrooms, en-suite, shower room and a separate shower room.

2 Bedrooms

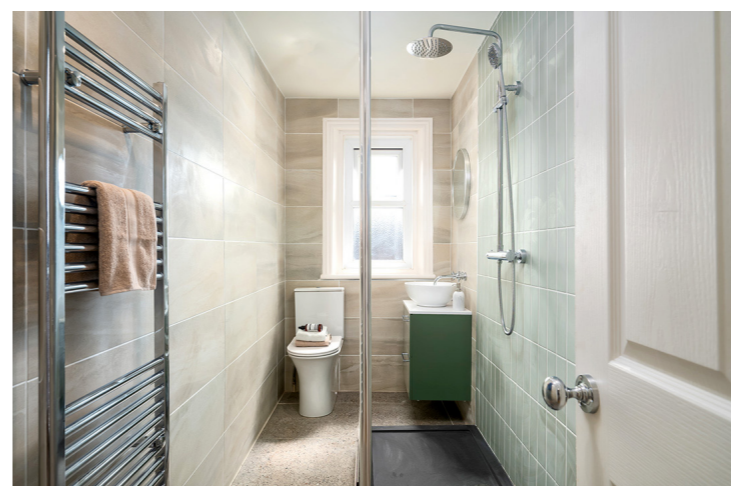
1 Reception Room

2 Bathrooms

Council Tax: B

Energy Rating: D

Tenure: Leasehold



DIRECTIONS - HG1 5EW

Proceed along the Kings Road from Harrogate, passing the Harrogate International conference centre on your left hand side. Turn right into Grove Road where the property is then situated on the right hand side.

APPROXIMATE DISTANCES

Town Centre	850 metres
Railway Station	850 metres
Bus Route	90 metres
Airport	13 miles