

NO.3 HUGHENDEN APARTMENTS  
10 GROVE ROAD  
HARROGATE  
HG1 5EW



NICHOLLS  
TYREMAN

**NO.3 HUGHENDEN APARTMENTS | 10 GROVE ROAD  
HARROGATE | HG1 5EW**

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

---

Entrance Hall | Living/Dining/Kitchen | Utility

---

Two Bedrooms | En-suite Shower Room | House Bathroom

---

Council Tax: B | Energy Rating: D | Tenure: Leasehold

**£250,000**





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.

## **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**

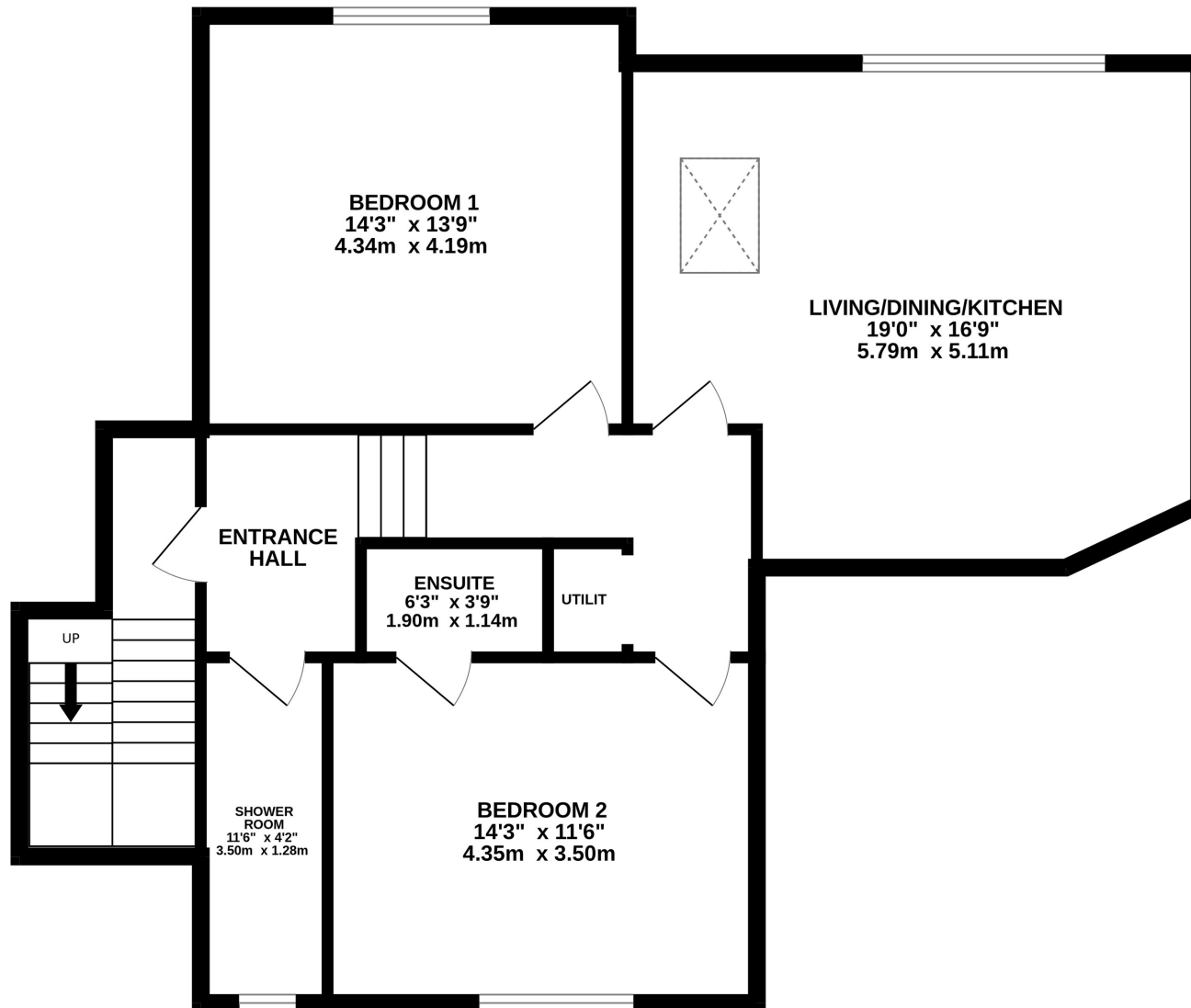
Gas fired central heating

Carpets and wooden flooring included

Panelled doors with chrome handles



# SECOND FLOOR



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**.

[WWW.NICHOLLSTYREMAN.COM](http://WWW.NICHOLLSTYREMAN.COM)