

FLAT 7, WESTFIELD HOUSE
107 STATION PARADE
HARROGATE
HG1 1HB



NICHOLLS
TYREMAN



FLAT 7 | WESTFIELD HOUSE | 107 STATION PARADE HARROGATE | HG1 1HB

A beautifully presented second floor apartment, situated within this much sought after purpose built apartment block, located within the very heart of the Harrogate town centre and within easy walking distance of its superb amenities

Entrance Hall | Living/Dining/Kitchen

Two Bedrooms | En-suite Bathroom | Shower Room

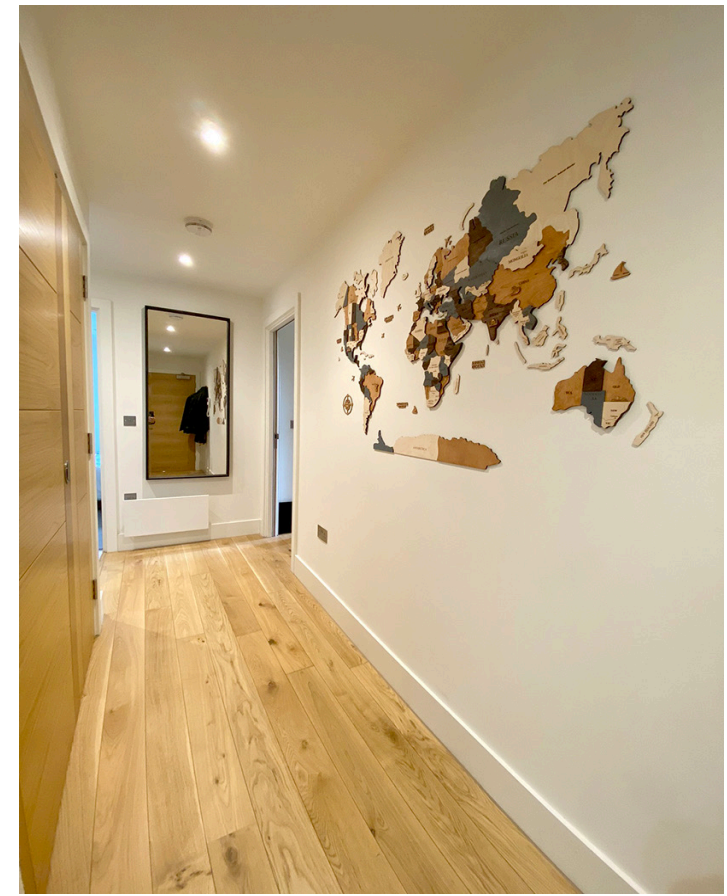
Communal Gardens | Allocated Parking Space

Council Tax: E | Energy Rating: B

Tenure: Leasehold - 999 years | Ground Rent: £250 per annum | Service Charge: £1,800 per annum

£365,000





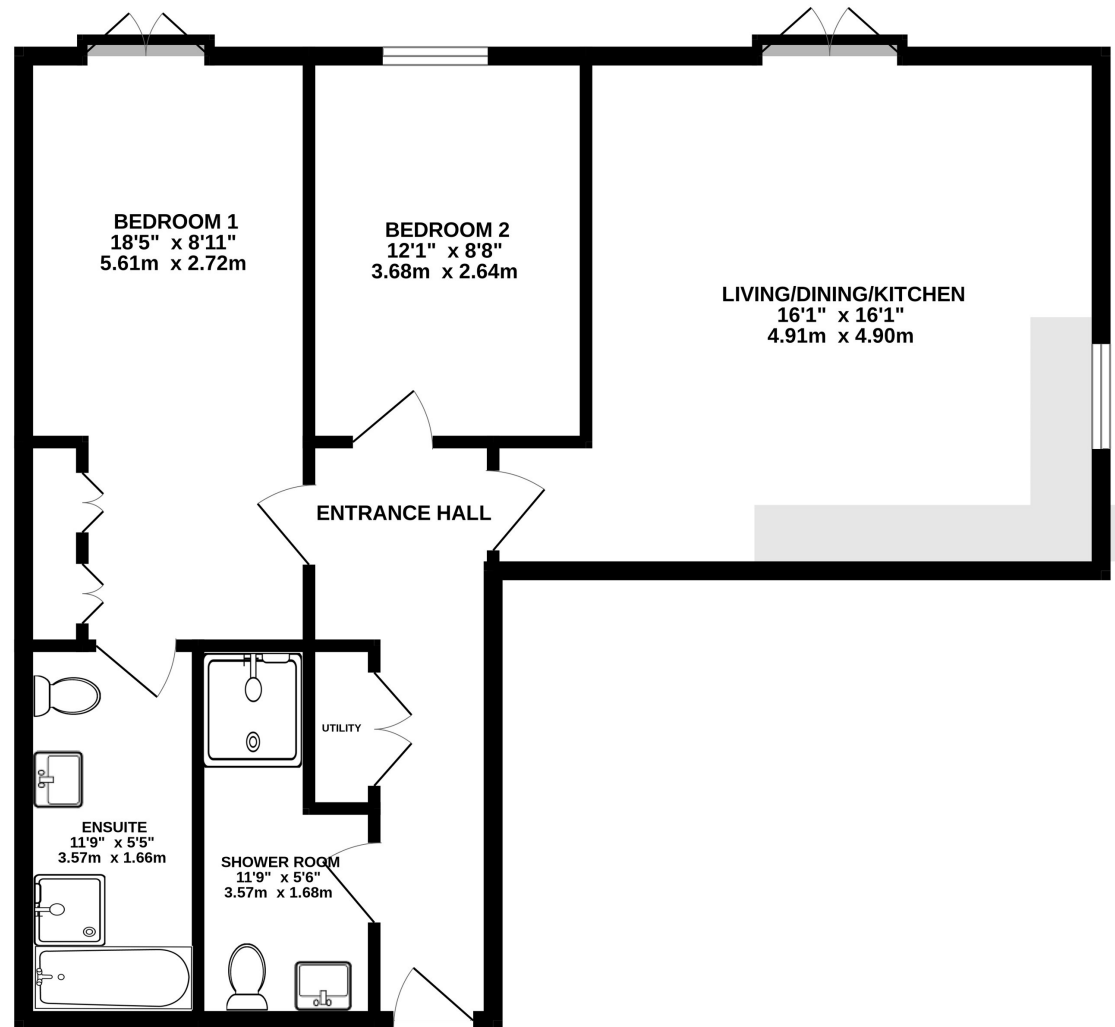
The property is constructed to an extremely high standard and has the benefit of electric heating and a fabulous fitted kitchen with quartz work surfaces, hot tap and integrated appliances including Meile oven, microwave and induction hob with extractor canopy over and Neff fridge/freezer and dishwasher. The bathrooms are fully tiled with inset spotlights to the ceilings, and high quality engineered flooring.

The accommodation comprises: A lovely communal entrance hall with automatic front door and lift to all floors, entrance hall having a useful utility cupboard with plumbing for washing machine and hot water central heating system and the air recirculation system, a good sized open plan living/dining/kitchen, a light and dairy space with Juliet balcony and integrated kitchen, two carpeted double bedrooms, en-suite bathroom and separate shower room.

There are well kept communal gardens and an allocated parking space for one vehicle.



SECOND FLOOR 808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA : 808sq.ft. (75.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

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