





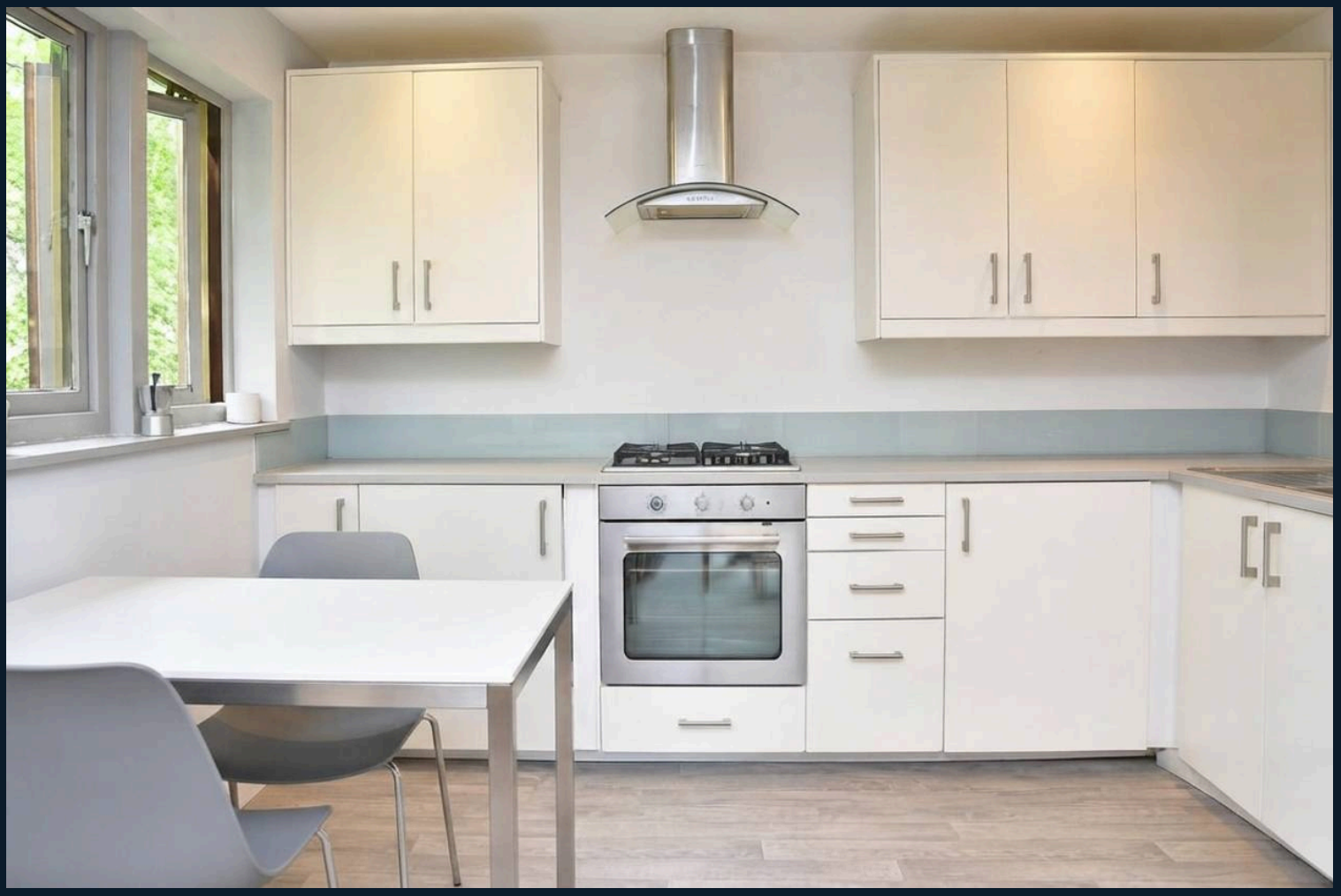
9 Ashdale Court Harlow Manor Park, Harrogate

£259,000 Guide Price

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A smart and well presented three bedroom duplex apartment within this quiet development conveniently located for easy access to the town centre and the amenities of Cold Bath Road. There is also lift access, good storage, private parking and use of attractive communal gardens. No chain. Plus the whole block is going to be upgraded with complete overhaul of the current double glazed widows in the latest thermally efficient double glazed Upvc windows at no extra cost to any potential purchaser.

The accommodation includes an open plan living space, modern kitchen and bathroom, flexible bedroom accommodation and excellent storage throughout.

OUTSIDE

The apartment benefits from a private undercover parking space.

The development stands within attractive south-facing communal gardens which are well maintained.

There is also lift access within the building. Walk in store room.

There is an individual locked storage unit on the ground floor, as well as bins indoors and water meter in room behind the lift.

AGENTS NOTE

No age restriction-friendly block of flats.

3 bedroom which is exceptional value for money based on sq. footage

Service charge £150 per month, to Harlow Manor Park Management Company (in-house run by residents) and peppercorn ground rent

Virtual freehold remaining 999 year lease commencing 1 January 1985

The management committee has agreed to replace all the windows in Ashdale with PVC modern white/cream windows. This covers 6 Velux windows and one kitchen window.

Council Tax band: C Tenure: Leasehold EPC: C



ACCOMMODATION

The property opens into an entrance hall with door entry system and useful storage cupboard.

A particular feature is the spacious open plan living and dining area, creating a bright and sociable living space.

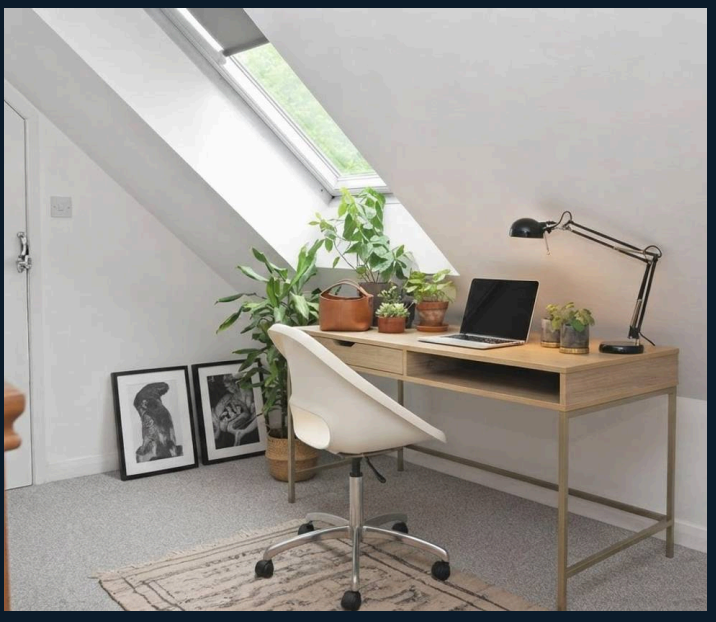
The modern kitchen comprises a range of white units and includes an oven, gas hob, integrated fridge freezer and washing machine.

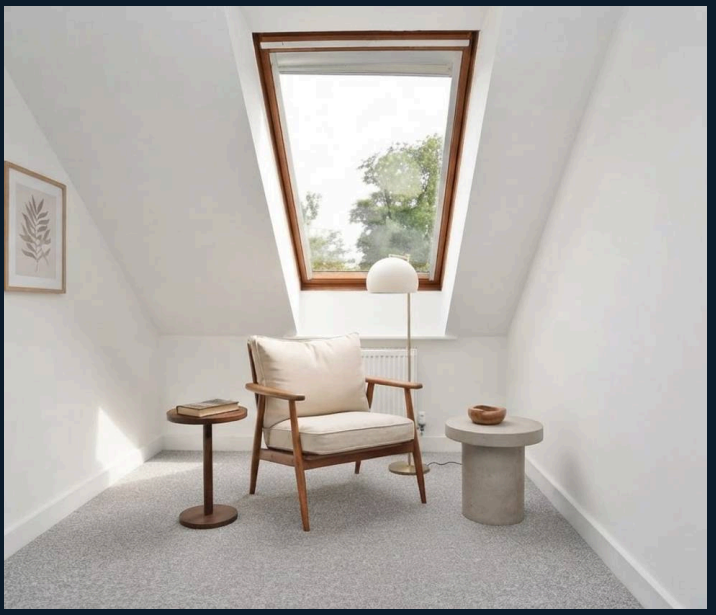
There is a modern tiled bathroom fitted with a bath and electric shower.

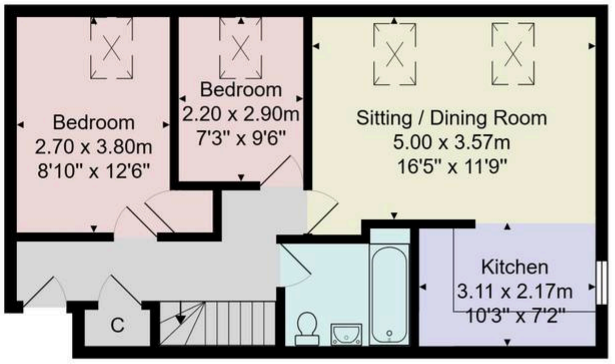
On the main level there is a double bedroom with built-in wardrobe together with a further single bedroom or office.

Stairs lead to the upper floor where there is an additional double bedroom enjoying attractive views, together with a useful dressing area or office space and a large walk-in storage room.

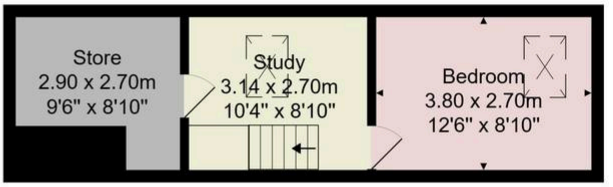
The property benefits from double glazing and gas central heating with a combi boiler.







Second Floor



Third Floor

Total Area: 85.7 m² ... 923 ft²
All measurements are approximate and for display purposes only.
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