



## Flat 22, Duchy Court Otley Road, Harrogate

£200,000



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A spacious two-bedroom first-floor apartment with tandem garage, forming part of this popular purpose-built development, situated in a particularly attractive location close to the Harrogate Stray and within walking distance of the town centre. With double glazing and gas fired central heating, the accommodation comprises a generous-sized sitting room, breakfast kitchen, two good-sized bedrooms and a bathroom.

This popular development is situated in a prime residential position set in its own gardens and grounds, just a few minutes' level walk from Harrogate town centre via the Stray. No onward chain.

**OUTSIDE** The property stands within attractive and well-maintained communal gardens which are for the benefit of all residents. The property has the advantage of a double tandem garage. Residents' and visitors' off-road parking.

#### **AGENT'S NOTES**

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



**ACCOMMODATION GROUND FLOOR**  
**COMMUNAL ENTRANCE**

Security intercom system.

**FIRST FLOOR**

**ENTRANCE HALL**

Central heating radiator.

**SITTING ROOM**

Large windows to the rear. Central heating radiator.

**BREAKFAST KITCHEN**

Wall and base units with working surfaces having inset sink. Breakfast bar. Four-ring gas hob with electric oven under and extractor fan above. Plumbing and space for washing machine. Window to rear elevation.

**BEDROOM 1**

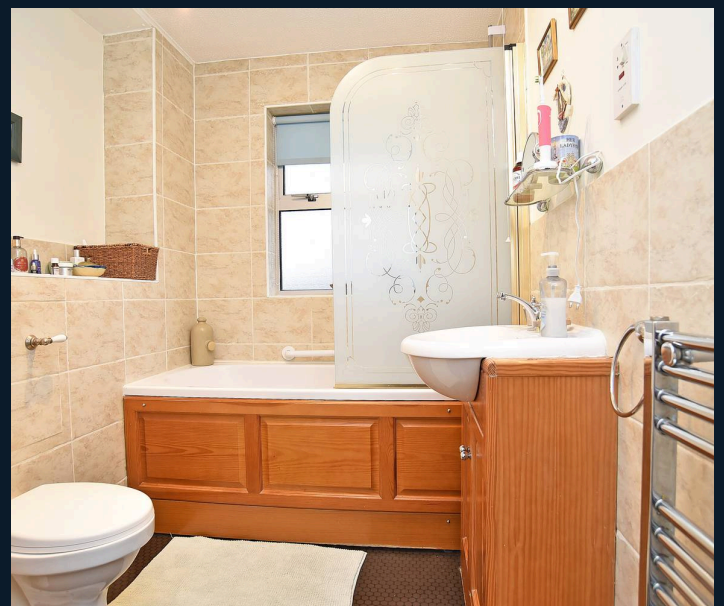
Window to front elevation with views of communal gardens. Central heating radiator.

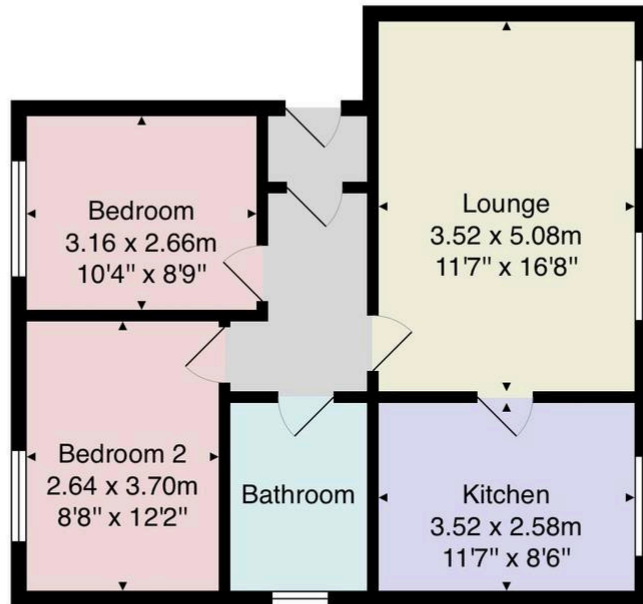
**BEDROOM 2**

Window to rear elevation. Central heating radiator.

**BATHROOM**

Panelled bath with shower over and screen. Low-flush WC and pedestal washbasin. Window to side elevation. Chrome ladder towel radiator. Linen cupboard.





Total Area: 59.1 m<sup>2</sup> ... 636 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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