



Flat 2, 32 Harlow Moor Drive, Harrogate

£425,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A most impressive three / four-bedroom duplex apartment, with garden and stone outbuilding, situated in this delightful position overlooking the Valley Gardens and within easy walking distance of the town centre. This spacious apartment provides accommodation over the upper two floors of this attractive period townhouse. There is a large sitting room with bay window and enjoying delightful views over the Valley Gardens, a spacious dining kitchen with steps leading to the private garden, a cloakroom and useful study / bedroom 4. On the top floor there are three good-sized bedrooms, a dressing room and luxury modern bathroom. To the rear of the property there is a large private garden providing excellent outdoor sitting and entertaining space and a useful outbuilding that can be used to provide garage or storage space.

The property is situated in this prime Harrogate location, overlooking the Valley Gardens, within a few minutes' walk of the excellent shops and amenities along Cold Bath Road and just a short walk from Harrogate town centre and the famous Harrogate Stray. Offered for sale with no onward chain.

OUTSIDE All the exterior space the front and rear belong to Apartment 2, with rights of access in place for the other apartments. To rear there is a private garden with paved sitting areas, flowerbeds and decked sitting space. A stone-built outhouse provides potential for garage / storage. Access to the garden can be gained directly from the fire escape leading from the first-floor kitchen. On-street parking to the front and rear, with no restrictions applicable.

AGENT'S NOTE The property is long leasehold, having an original term of 993 years.
Flat to pay for 50% of the maintenance of the building, paid on an as-and-when basis.
The ground rent is £1 pa.

Council Tax band: E Tenure: Leasehold EPC Energy Efficiency Rating: D



GROUND FLOOR RECEPTION HALL With stairs leading to the upper floors.

FIRST FLOOR SITTING ROOM An impressive large reception room with walnut flooring, feature fireplace with living- flame gas fire, and bay window to front enjoying a delightful view over the Valley Gardens.

DINING KITCHEN A large open-plan kitchen and dining area with windows and glazed door to the rear. The kitchen comprises a range of fitted units with granite worktops, range cooker, integrated dishwasher, washer / dryer and fridge / freezer.

CLOAKROOM With WC and washbasin.

BEDROOM / OFFICE Providing a useful workspace or additional bedroom.

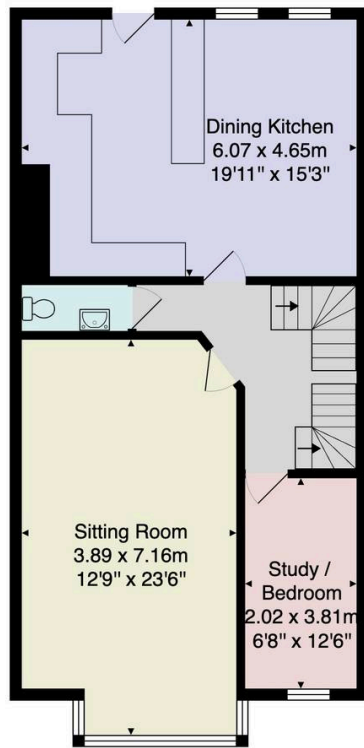
SECOND FLOOR BEDROOM 1 A large double bedroom with feature fireplace and window overlooking the valley gardens. Dressing area with fitted wardrobes.

BEDROOM 2 A good-sized double bedroom with window to the rear. Ornamental fireplace.

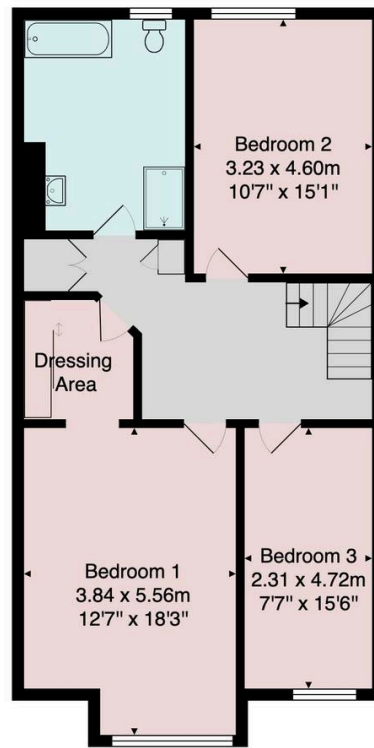
BEDROOM 3 A further good-sized bedroom with window overlooking the Valley Gardens.

BATHROOM A white modern suite comprising WC, washbasin, bath and large walk-in shower. Tiled walls and floor. Heated towel rail.





First Floor



Second Floor

Total Area: 154.4 m² ... 1662 ft²

All measurements are approximate and for display purposes only.

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