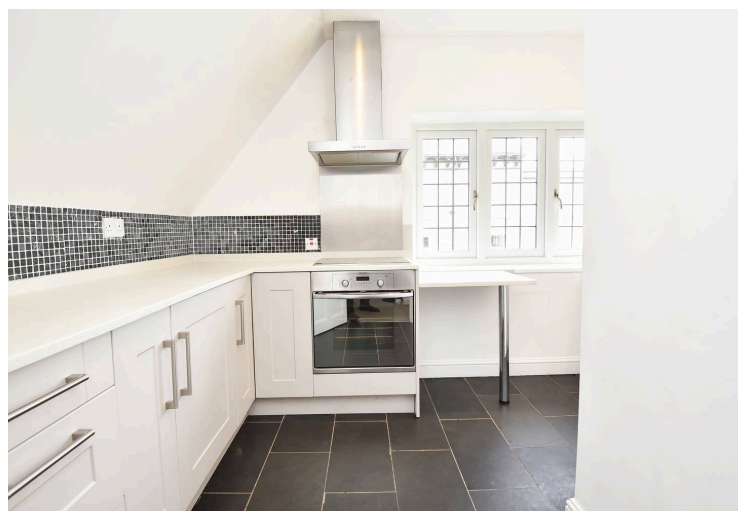




Flat 2b, Bramhope, Harrogate

£215,000 Leasehold



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WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious and well-presented top-floor apartment with private entrance, forming part of this attractive period property, situated in a convenient location just a few minutes' walk from the centre of Harrogate. This impressive apartment provides light and airy accommodation and comprises a spacious reception room, together with a modern fitted kitchen and bathroom and two good-sized bedrooms. There is also a large landing area which could be used to provide office space or additional storage.

The property is accessed via a private entrance with the stairs leading to the second floor. This excellent apartment occupies the top floor of this attractive period building and is located within just a few minutes' walk of Harrogate town centre, where there is an excellent range of amenities on offer, including bars, restaurants, shops, and excellent public transport links, including Harrogate railway station. Offered for sale with no onward chain.

AGENT'S NOTES

Parking is on-street only.

Long leasehold – approx. 115 year remaining.

Subletting/renting is permitted – minimum 6 month rentals (no holiday lets)

Pets are allowed on the discretion of the Freeholder

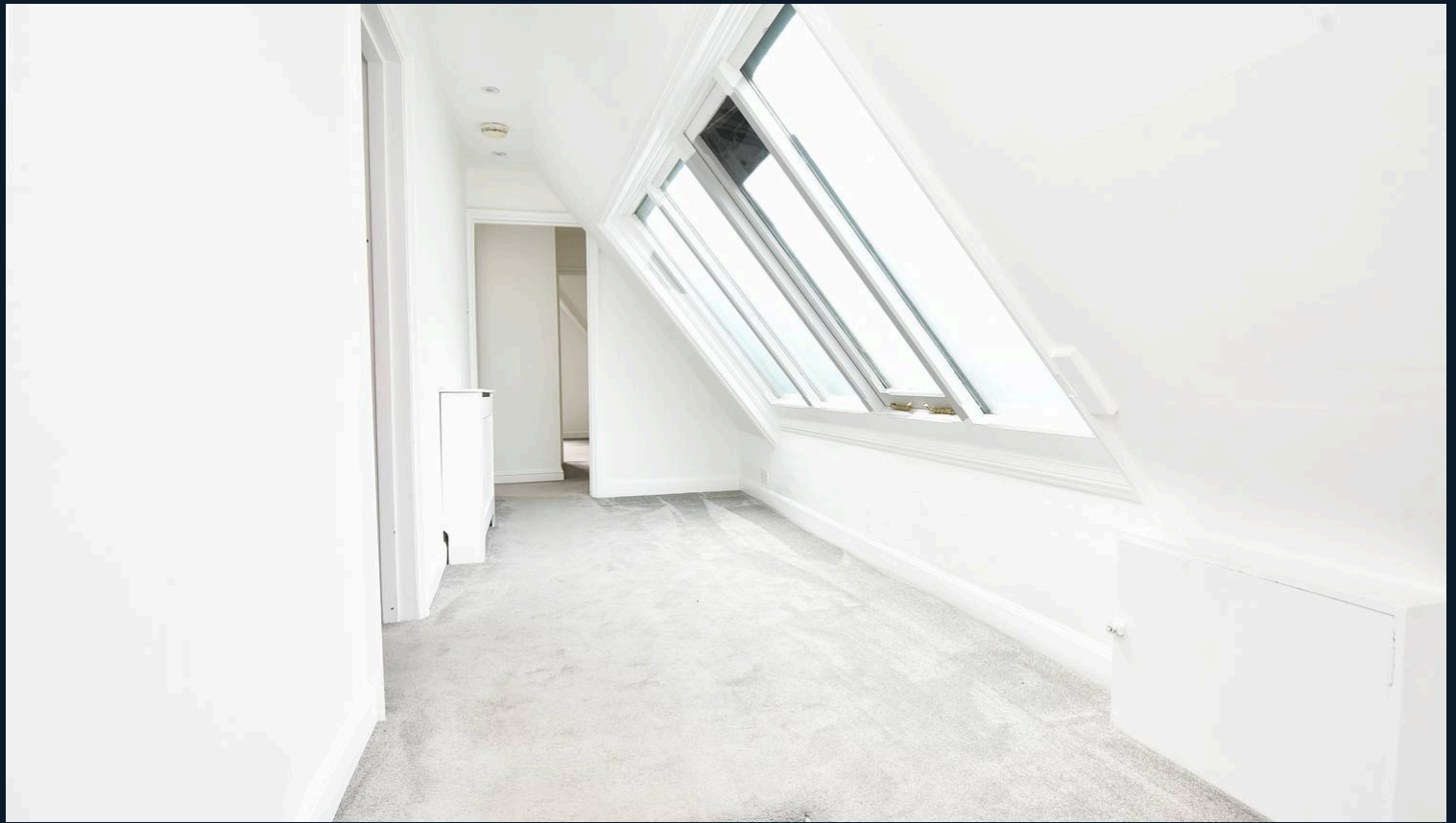
No service charge. The apartment is liable for 23.5% of any maintenance costs including insurance.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



SECOND FLOOR

LOUNGE

A spacious reception room with space for sitting and dining areas.

KITCHEN

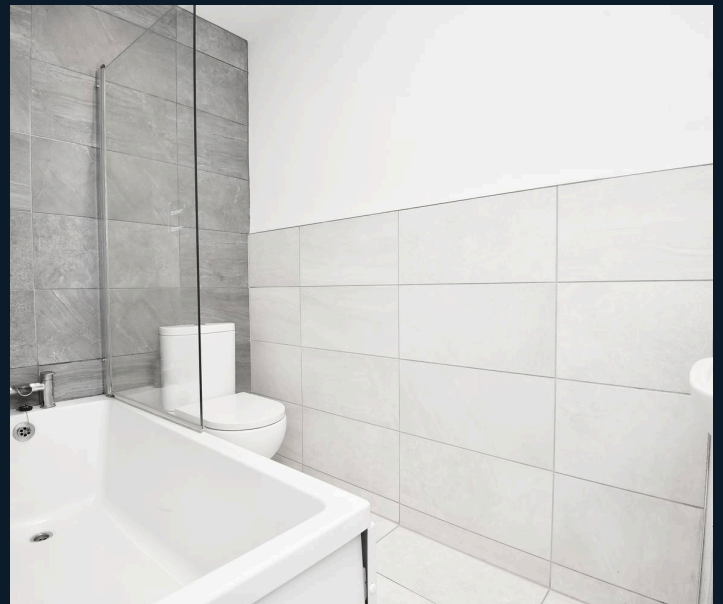
A modern fitted kitchen with wall and base units, quartz worktops, electric hob, oven and integrated appliances.

BEDROOMS

There are two good sized bedrooms.

BATHROOM

A modern white suite comprising WC, washbasin, and bath with shower above. Tiled walls and floor.





Total Area: 87.7 m² ... 944 ft²

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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