4 Grosvenor Buildings, 18 Crescent Road, Harrogate

£325,000 Guide Price

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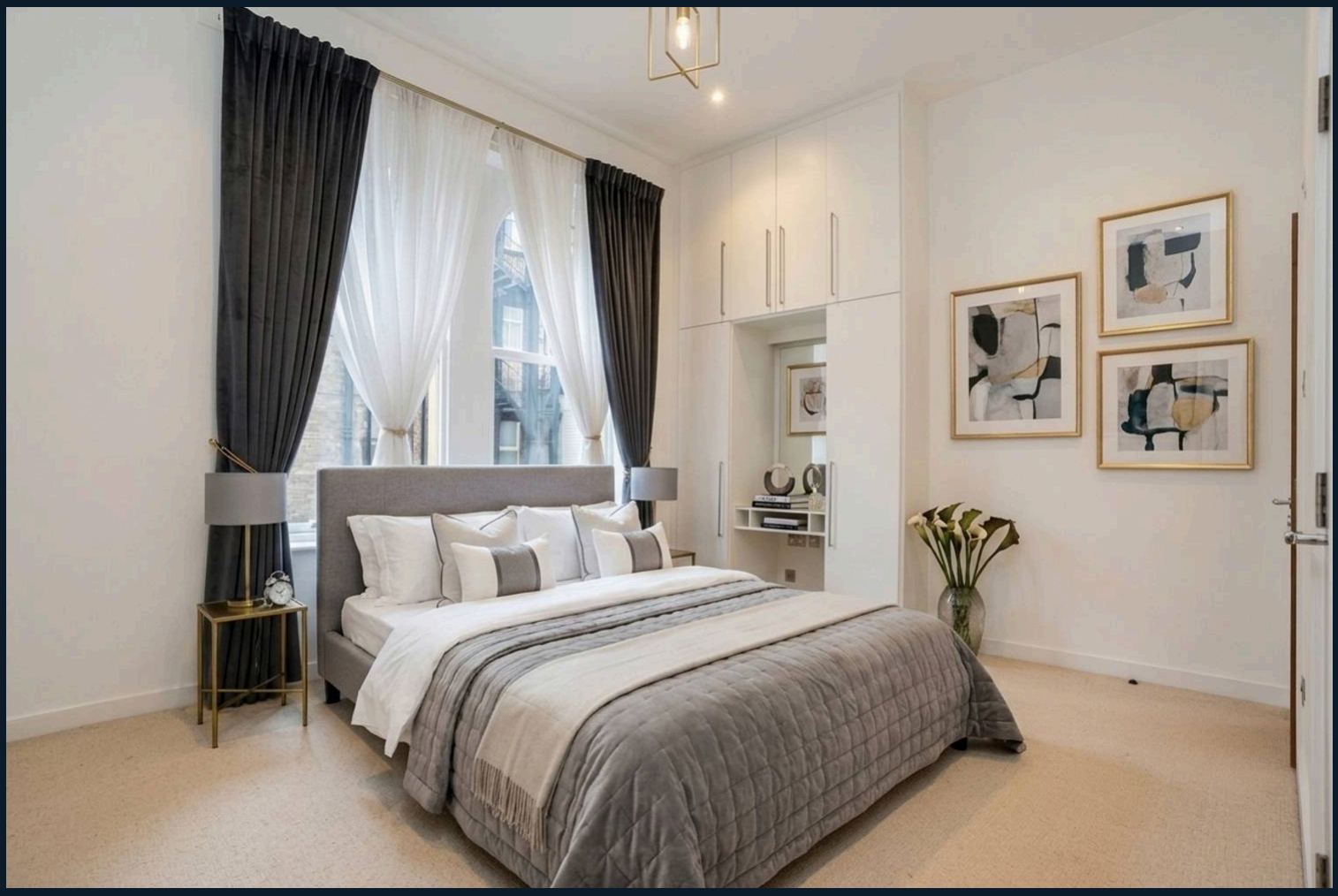


A stylish and conveniently located, two-bedroom apartment enjoying a highly sought-after first-floor position within the heart of Harrogate. With attractive views over Crescent Gardens, This impressive apartment is ideally placed for enjoying everything the town centre has to offer. An internal inspection is highly recommended to fully appreciate the quality and appeal of this superb property. Offered for sale with **no onward chain**.

Grosvenor Buildings occupies an enviable central location, just a short walk from Harrogate's extensive selection of shops, cafés, restaurants and bars. The picturesque Valley Gardens and open spaces of The Stray are also within easy walking distance.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

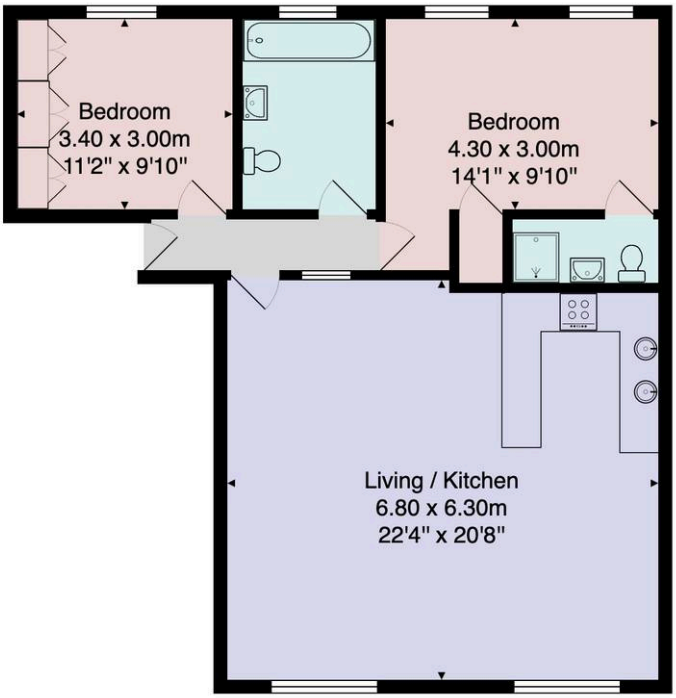
EPC Environmental Impact Rating: E

The apartment is accessed via a secure communal entrance to the rear, with the added convenience of lift access directly to the first floor.

in brief the apartment comprises a bright and spacious open-plan sitting and kitchen area. Large windows flood the room with natural light while offering an attractive outlook towards Crescent Gardens. The living space is complemented by wood-effect flooring and contemporary window coverings, while the adjoining kitchen is fitted with a range of modern wall and base units, integrated appliances and a useful breakfast bar.

The principal bedroom is a generous double room featuring fitted wardrobes and a contemporary en-suite shower room. A separate storage cupboard provides useful additional space and houses the hot water cylinder.

The second bedroom is also an excellent-sized double, complete with fitted wardrobes and conveniently positioned alongside the main bathroom. The bathroom is fitted with a bath.



Total Area: 93.0 m² ... 1001 ft²
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