



Flat 6, 2 Leeds Road, Harrogate

£450,000 Guide Price



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A particularly spacious and beautifully presented second floor apartment, occupying a superb position overlooking the famous Harrogate Stray. The property offers generous and elegant accommodation, together with a private roof terrace and two allocated parking spaces, making this an exceptional home in one of Harrogate's most desirable locations.

The apartment enjoys wonderful open views and is ideally positioned within easy reach of Harrogate town centre, local shops, restaurants and transport links, whilst the Stray itself provides 200 acres of open parkland immediately on the doorstep.

OUTSIDE

A particular feature of this unique apartment is the private roof terrace, accessed by stairs rising from the reception hall. The terrace enjoys spectacular panoramic views across the Harrogate Stray and towards the town centre, providing a wonderful and highly unusual outdoor sitting and entertaining space.

The property also benefits from two allocated off-street parking spaces, together with additional visitor parking.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



ACCOMMODATION

A communal entrance hall on the ground floor has stairs leading to the upper floors.

On the second floor, a private entrance opens into a large reception hall with fitted storage, providing access to the principal accommodation.

The sitting room is a particularly spacious and elegant reception room, featuring windows to two elevations and an attractive fireplace with open fire.

There is a separate dining room providing a further generous reception space, with delightful views to the front and a feature fireplace incorporating a living flame gas fire.

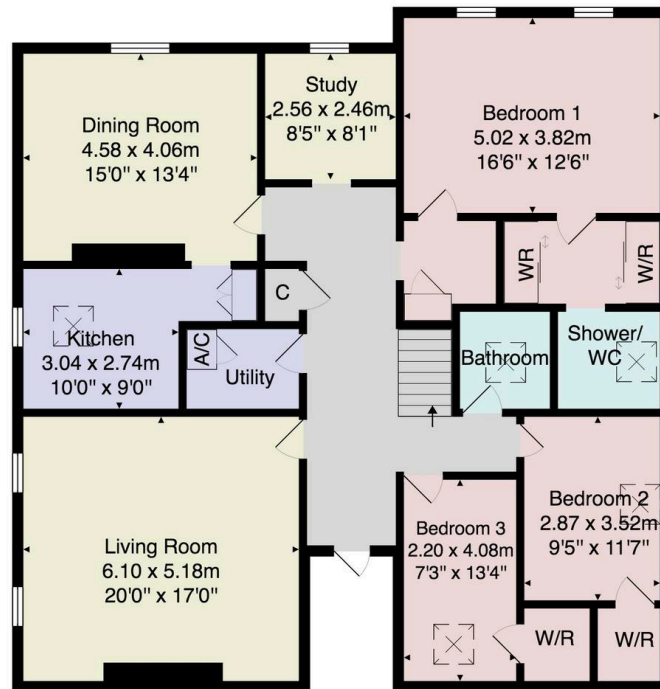
The adjoining kitchen is fitted with a range of wall and base units and incorporates a range cooker, integrated dishwasher and fridge.

There are three good sized bedrooms, all benefiting from fitted storage or wardrobes.

The principal bedroom is of particularly generous proportions and enjoys superb views to the front. It also benefits from a dressing room and a modern en suite shower room.

The accommodation is completed by a contemporary family bathroom fitted with a white suite comprising a WC, washbasin and bath with shower above.





Total Area: 151.5 m² ... 1631 ft²



All measurements are approximate and for display purposes only.
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