



Flat C, 32 Queens Road, Harrogate

£240,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious second-floor two-bedroom apartment, forming part of this attractive period property, and situated in this desirable location just off Cold Bath Road and just a few moments' walk from the famous Harrogate Stray, the Valley Gardens and the town centre.

The spacious accommodation comprises a large living room, together with a separate dining area and modern fitted kitchen. There are two double bedrooms and a bathroom with white suite.

Queen's Road is a desirable residential location located just off Cold Bath Road on the south side of Harrogate, well served by excellent local amenities and within easy walking distance of the town centre. Offered for sale with no onward chain.

OUTSIDE

No outside space

AGENTS NOTE

The property is understood to be long leasehold, having 950 years remaining on the lease.

New double glazed/uPVC windows throughout.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



**SECOND FLOOR
LIVING ROOM**

A spacious reception room with attractive fireplace.

DINING AREA

With space for dining table.

KITCHEN

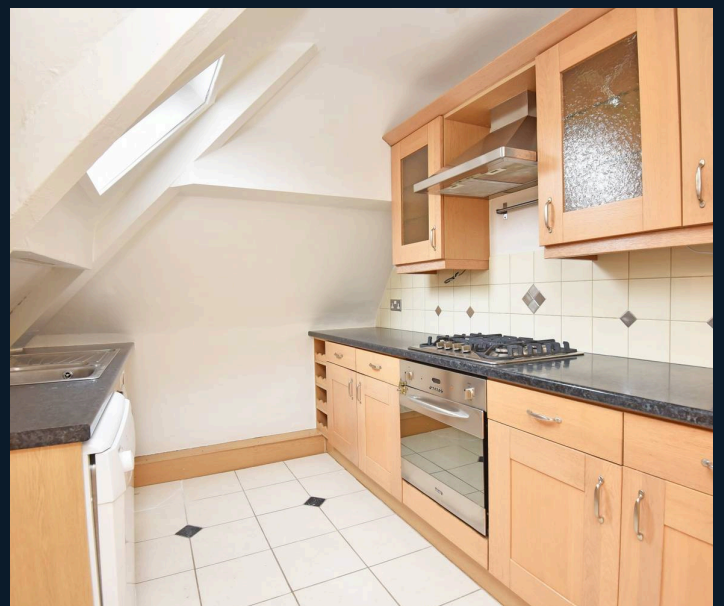
With fitted units, gas hob and integrated oven. Space for appliances.

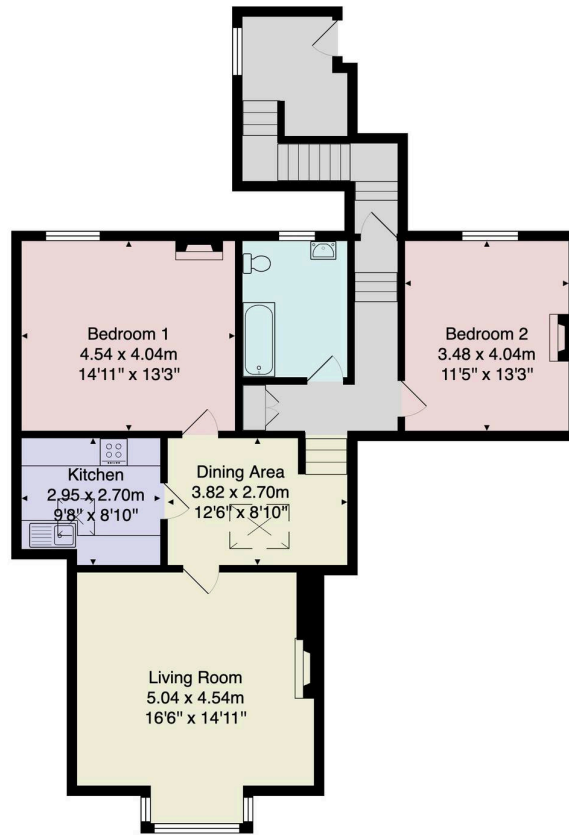
BEDROOMS

There are two large double bedrooms.

BATHROOM

A white suite comprising WC, washbasin, and bath with shower above.





Total Area: 101.1 m² ... 1089 ft²

All measurements are approximate and for display purposes only.
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