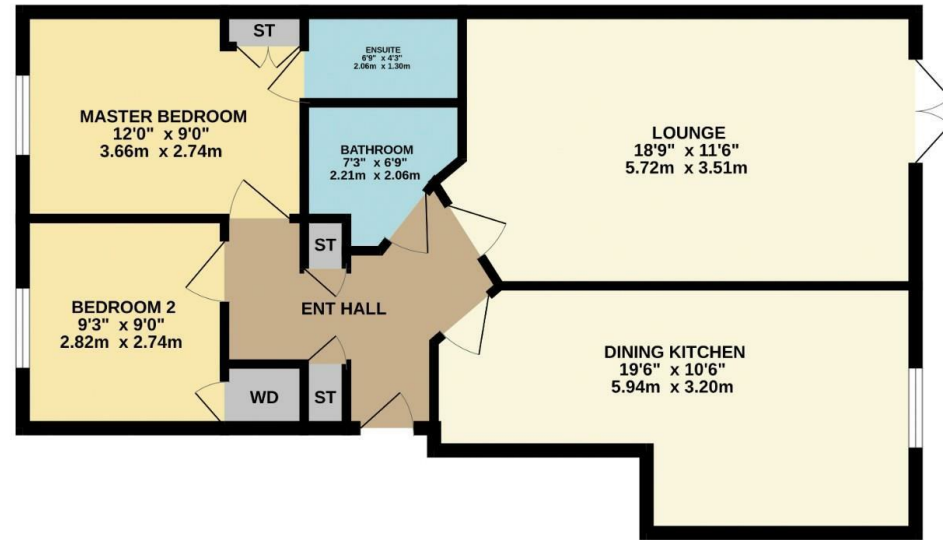


Floor Plan

SECOND FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 770sq.ft. (71.5 sq.m.) approx.

Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Directions

From the Odeon Cinema proceed out of Harrogate on North Park Road where the property is found on your right hand side.

Council Tax Band D Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£229,000**

Flat 14 Park Court, North Park Road, Harrogate, Yorkshire, HG1 5AD

2 Bedroom Apartment

**A very well presented two bedroomed second floor apartment offering spacious living accommodation benefitting from two secure allocated parking spaces, positioned in a superb location with a short flat walk into the centre of Harrogate. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

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With central heating and double glazing to the bedrooms, the recently redecorated living accommodation comprises; secure communal entrance with an intercom system, stairs and a lift leading up to the second floor. Private entrance, two large storage cupboards, spacious lounge with Juliet balcony, dining kitchen with gas hob, single oven, space for appliances and a dining area.

Master bedroom with en-suite shower room with walk in shower, w/c and hand basin, second double bedroom and house bathroom with white suite, shower over the bath, w/c and hand basin.

The apartment benefits from two allocated secure parking spaces to the rear, one of which is under cover; accessed via an electric gate.

With a superb location close to 200a acre Stray and a short flat walk into the centre of Harrogate including a wide range of shops, restaurants, bars, bus services and Harrogate Train station, which is on the Leeds/York line but also benefitting from direct trains to London Kings Cross.

