



## 20 Granby Park, Harrogate

£265,000



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A well-presented two-bedroom first-floor apartment enjoying a superb position within the highly regarded Granby Park development, directly adjoining the Stray. Offering bright and spacious accommodation throughout, the property benefits from a private entrance, enclosed balcony, garage and access to beautifully maintained communal grounds.

The property occupies an enviable position adjoining the Stray, Harrogate's famous 200-acre parkland, providing open green space, tree-lined walks and recreational amenities on the doorstep. Harrogate town centre is within easy reach and offers an excellent range of shops, restaurants, cafés and leisure facilities, together with rail links to Leeds, York and beyond.

Council Tax band: D

Tenure: Leasehold

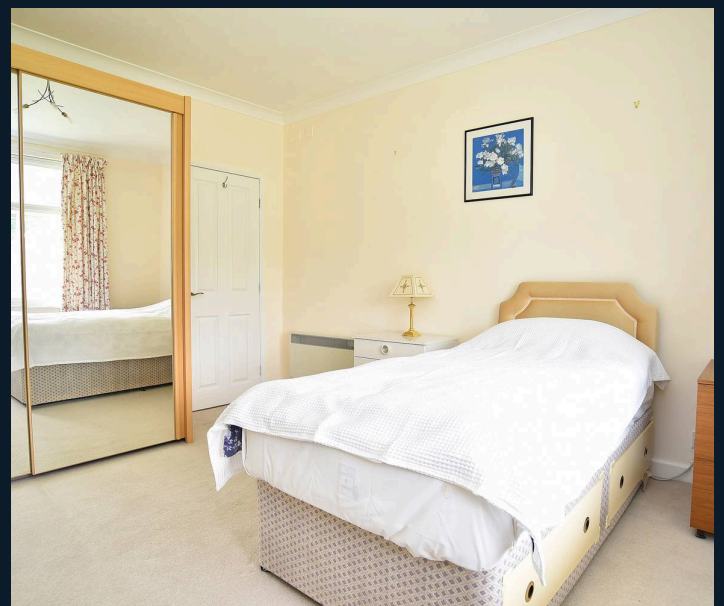
EPC Energy Efficiency Rating: D

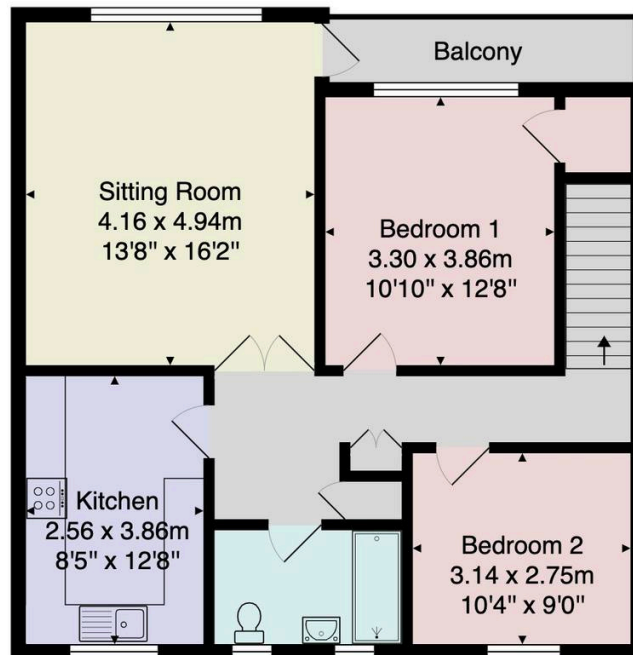


Occupying one of Harrogate's most desirable residential settings, the apartment enjoys delightful views across the communal gardens towards the Stray and provides an excellent opportunity for those seeking a peaceful home in a prime location, within easy walking distance of the town centre.

The accommodation is generous and well proportioned throughout, with a large sitting room featuring a picture window and direct access to the enclosed balcony, creating a wonderful space from which to enjoy the outlook. There is a modern fitted kitchen, contemporary shower room and two double bedrooms, all presented in excellent order and ready for immediate occupation.

Granby Park is a highly regarded development comprising a collection of low-rise apartment buildings set within extensive landscaped grounds. The communal gardens are a particular feature, with sweeping lawns, mature trees and established planting creating an attractive environment and a remarkable sense of space. The apartment also benefits from a single garage situated within a separate block.





**Total Area: 73.2 m<sup>2</sup> ... 788 ft<sup>2</sup> (excluding balcony)**

All measurements are approximate and for display purposes only.

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