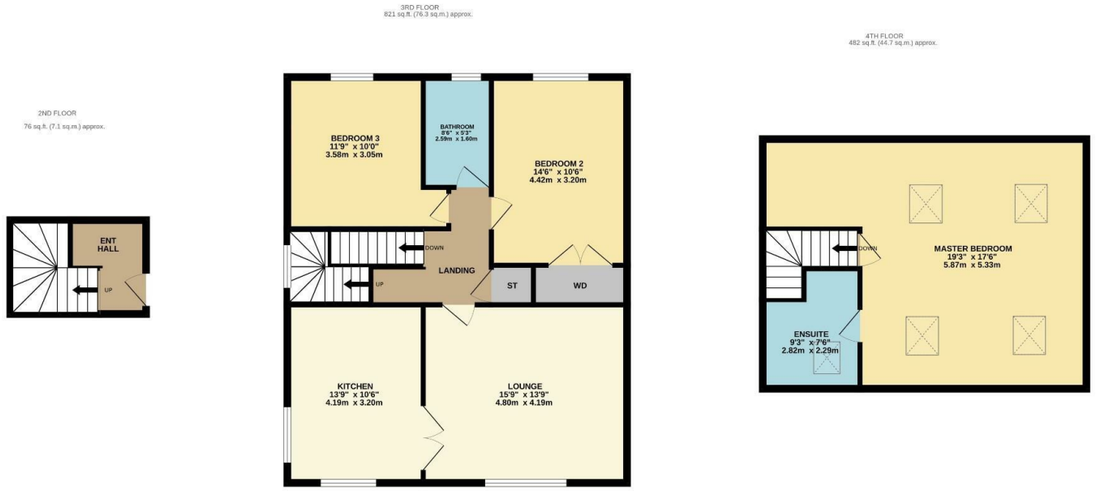
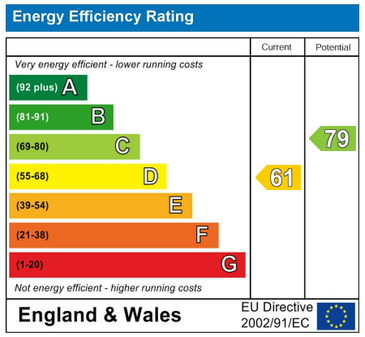
Floor Plan



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed out of Harrogate town centre on East Parade which then turns into Westmoreland Street. At the traffic lights turn right onto Skipton Road (A59) and take the first left into Devonshire Place and the property is found on your left hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band B Tenure Leasehold - Share of Freehold

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.

£325,000

Flat 3, 20 Devonshire Place, Harrogate, North Yorkshire, HG1 4AA

3 Bedroom Flat - Duplex

A truely stunning three double bedroomed duplex apartment offering immaculately presented and spacious living accommodation throughout which has been beautifully refurbished to an exacting standard with views overlooking the Stray to the front and benefitting from a superb central location with an allocated parking space. NO ONWARD CHAIN.

HOPKINSONS
ESTATE AGENTS

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

Description

The Property

With gas fired central heating and solid Oak internal doors the living accommodation comprises; secure communal entrance with intercom system, stairs leading up to the private entrance door which leads into the entrance porch with stairs leading up to the landing which has been newly carpeted. From the landing is the spacious lounge with solid Oak flooring and a real gas flame feature fireplace. Glazed double doors open into the modern breakfast kitchen with the solid Oak flooring continuing from the lounge into a dining area with two windows creating a pleasant light seating area with the front window giving you stray views while sitting at the dining table. The kitchen itself benefits from granite worktops, integrated appliances which include fridge, freezer, dishwasher and washing machine.

From the landing is the second double bedroom with built-in storage cupboards which has been cleverly fitted with railings and cabin cupboards to maximise the space for storage, third double bedroom and modern house bathroom with a white suite, shower over the bath, hand basin. Onto the top floor stairs lead up to the master bedroom suit includes a spacious bedroom with solid Oak flooring, useful storage area and an ensuite shower room with walk-in shower, w/c and hand basin.

Outside

Outside to the front of the property are communal gardens which are easy to maintain. To the rear of the property is an allocated parking space for one vehicle. There is further on street parking with residents parking discs available from the council.

Surrounding Area

Benefiting from a superb central location with a wide range of shops, cafés, pub, convenience store all within a short walk and also situated well for Harrogate's town centre with a wide range of amenities, restaurants, bars and transport links including a very good rail links from Harrogate to Leeds and York with daily trains down to London's King Cross.

AGENTS NOTES:The service charge is £60pcm and there is no ground rent. You would have a share of the freehold which is split by 4. Pets and subletting are allowed.