



£325,000

TENURE : LEASEHOLD

5 Queens Gate, in the centre of beautiful Harrogate, North Yorkshire HG1 5RQ

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Superb Harrogate town centre location just a few steps from Harrogate Stray parkland

A couple of minutes' walk from Harrogate shopping, restaurants and bars

Great commuter position, easy road access to Leeds, and a short walk from Harrogate station

Lovely views of the communal gardens

Two double bedrooms, both with built-in furniture

Plenty of room to spread out, nearly 900 square feet.

Silverspring Sales & Lettings
22 Trelawn Cres, Headingley, Leeds LS6 3JW,
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What a spectacular location this is, unique in Harrogate, sandwiched between the town centre and the fabulous parkland of The Stray, and with its own exquisite private gardens to enjoy. This is a cut above almost all other homes at this price in the area, an amazing space to unwind in, with great views in a very relaxed and secure environment.

Take the lift to the second floor after parking in the private car park, and enter into a long entrance hall down past the bathroom and two double bedrooms to the kitchen and living room.

Everything is decorated well, in calm and neutral colours. The living room is a wonderful space, with views out over the gardens, lots of natural light, and plenty of room for sitting and dining furniture.

The kitchen is large, and well-equipped, with integrated appliances and a breakfast table area for your morning coffee.

There are two double bedrooms, both with built-in wardrobes and other storage, and high view over Harrogate town centre to wake up to.

Just down the hall is a clean and practical bathroom comprising a nice white suite and separate shower cubicle. Next to the bathroom is a large storage cupboard, and there is loft storage too.

5 Queen's Gate is an exceptional home in an amazing location, call today to book your appointment to view. Available now, viewings are available every day.

Surroundings

5 Queen's Gate is on North Park Road, just to the West of Harrogate town centre. The 200 acres of protected parkland known as The Stray is within sight of the grand entrance to the Queen's Gate complex. The town centre of Harrogate, with Waitrose supermarket and a wide range of other shopping is a few minutes' level walk away, and can be reached by car in a matter of moments. Harrogate town has a wealth of independent cafes, restaurants and entertainments, yet is only a short drive from glorious open countryside. The cities of Leeds and York are accessible by car, train or bus within about forty minutes.

Services

5 Queen's Gate is served by mains gas, electricity, water, and drainage. There is private parking available for one vehicle and further visitor parking. Broadband internet is available at this location, with a speed of up to 2500Mb. Buses on several routes stop at the bus stop outside the front gate. Council Tax is Band E, approx. £253 per month. The service charge for the building, which repairs for repairs and maintenance, is currently around £175 per month.

Directions

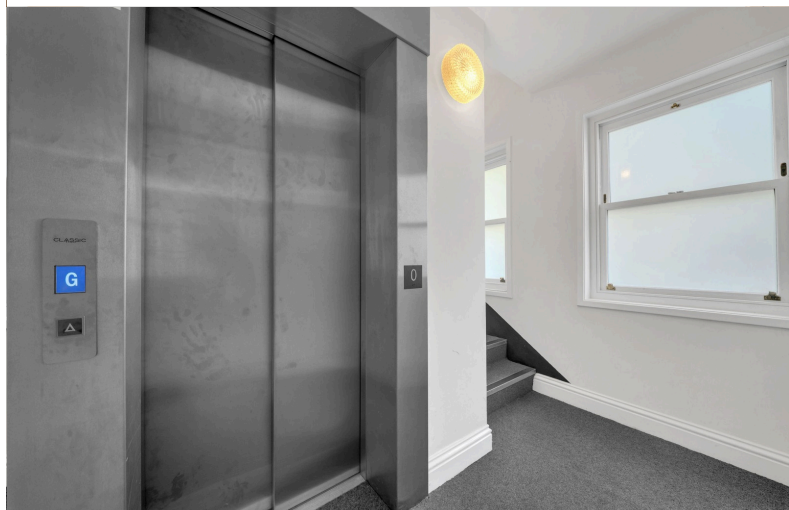
From the centre of town cross over Station Bridge and take the second exit onto Station Avenue, which becomes North Park Road. Just before Harcourt Drive turn right into the Queen's Gate development, under the archway, and park in one of the marked Visitor spaces. A member of our staff will be there to meet you.

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