



## Flat 1, 64 Harlow Moor Drive, Harrogate

£250,000 Offer Over



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A fantastic opportunity to purchase a spacious GROUND and LOWER GROUND FLOOR apartment offering excellent potential for renovation. The property benefits from an ENCLOSED REAR GARDEN and enjoys a superb position on the edge of the Pinewoods, while remaining within easy reach of excellent amenities and the town centre. To the rear lies an enclosed garden, enjoying a good degree of privacy and a variety of established planting, offering a delightful outdoor space with further potential for landscaping and the possibility of creating off-street parking, subject to the necessary consents.

EPC: C

Council Tax band: D

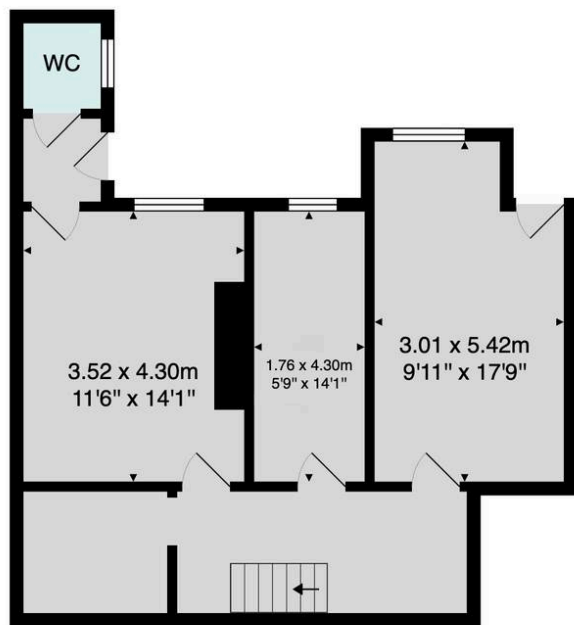
Tenure: Leasehold



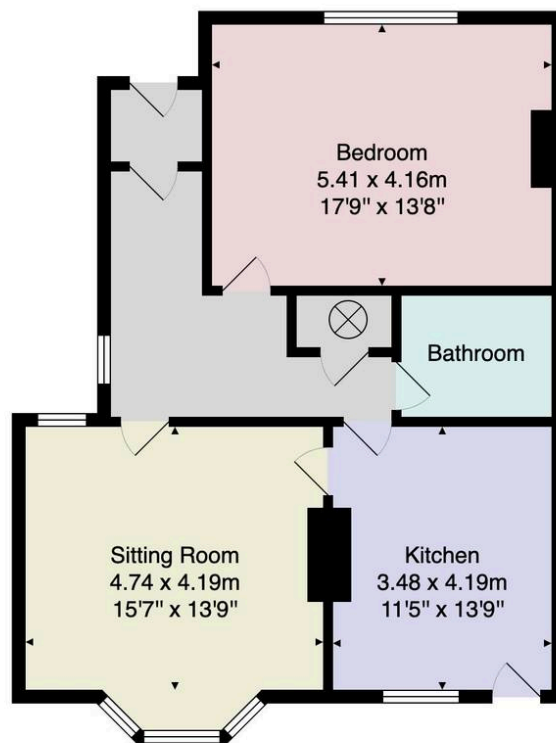
Accommodation comprises an entrance hall, currently providing ladder access to the lower ground floor, a generously proportioned sitting room (currently utilised as a bedroom) featuring a large window with attractive stained glass detailing, and a beautifully proportioned bay window dining room rich in period character, with decorative cornicing and a feature fireplace creating an elegant, light-filled reception space. The breakfast kitchen is of a generous size with good ceiling height and direct access to the rear garden, offering excellent scope to be remodelled and modernised to suit a buyer's requirements. A shower room completes the accommodation on this level.

The lower ground floor provides a range of basement rooms with notably good head height and natural light to the rear, presenting an outstanding opportunity to create further living accommodation, subject to the necessary consents.





Lower Ground Floor



Ground Floor

Total Area: 137.4 m<sup>2</sup> ... 1479 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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