



7 Westfield House, 107 Station Parade, Harrogate, HG1 1HB

£350,000

Offers Over

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A stunning modern two-bedroom apartment providing spacious accommodation, built to a high specification, with secure basement parking space and situated in the heart of Harrogate town centre on the edge of the famous Harrogate Stray.

The property is sure to appeal to a wider range of buyers including professional couples, second home owners and offers an ideal investment opportunity because of the high rental demand locally.

This impressive property is situated on the 2nd floor of this landmark building built in 2021 and is accessed via a lift.





The beautifully presented accommodation comprises a stunning open-plan living area and kitchen with high-quality fittings and glazed doors leading to a Juliet balcony.

There are two double bedrooms, a modern bathroom and en-suite, each with high-quality fittings and under-floor heating. The apartment has the benefit of a secure, allocated basement car parking space and use of the visitor parking spaces to the rear of the building.

This impressive property is situated in a prime position, on the edge of the famous Harrogate Stray, yet just a few minutes' walk from the town's many amenities which include a range of shops, restaurants and bars, and just a few minutes' walk from the railway station

OUTSIDE

There are well-kept communal gardens and an allocated parking space for one vehicle.

Tenure - Leasehold

Council Tax Band - E





Total Area: 72.4 m² ... 779 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			