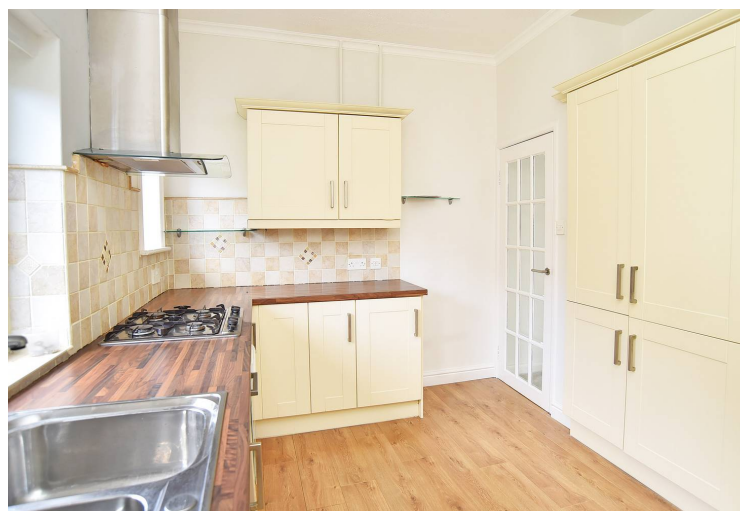




4 Barton Court Yew Tree Lane, Harrogate

£299,950

**VERITY
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WINNING AGENT**
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A spacious and beautifully presented two bedroom first floor apartment, occupying a prime position on the highly desirable south side of Harrogate and enjoying stunning views across the Crimple Valley. The property benefits from its own private entrance, private garden, garage and off-road parking, together with the unusual advantage of a useful attic room for storage.

Recently redecorated and newly carpeted throughout, the apartment is presented in excellent order and offers bright, well-proportioned accommodation extending to just over 1,000 square feet. Barton Court occupies a sought-after position close to Ashville College, open countryside and excellent transport links, whilst Harrogate town centre is within easy reach.

OUTSIDE

A particular feature of the property is its private garden, providing an attractive outdoor sitting area from which to enjoy the delightful surroundings.

The apartment also benefits from private off-road parking and a single garage.

AGENTS NOTE

The property is leasehold with a 999-year lease from 1 January 1963 and benefits from a share of the freehold.

The current service charge is approximately £300 per annum, with the development managed by the residents.

The property is offered for sale with no onward chain.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



ACCOMMODATION

A private entrance leads to the first floor accommodation.

The spacious sitting room is a bright and welcoming reception room, enjoying spectacular far-reaching views across the Crimple Valley.

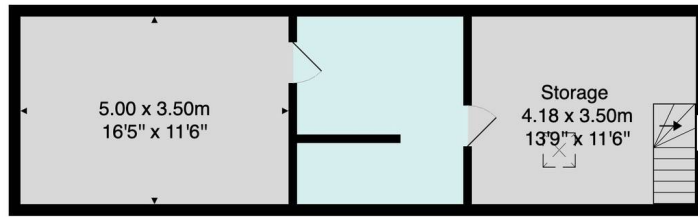
The kitchen is well appointed with a range of fitted wall and base units and provides ample workspace and storage.

There are two generous double bedrooms together with a modern bathroom fitted with a contemporary suite.

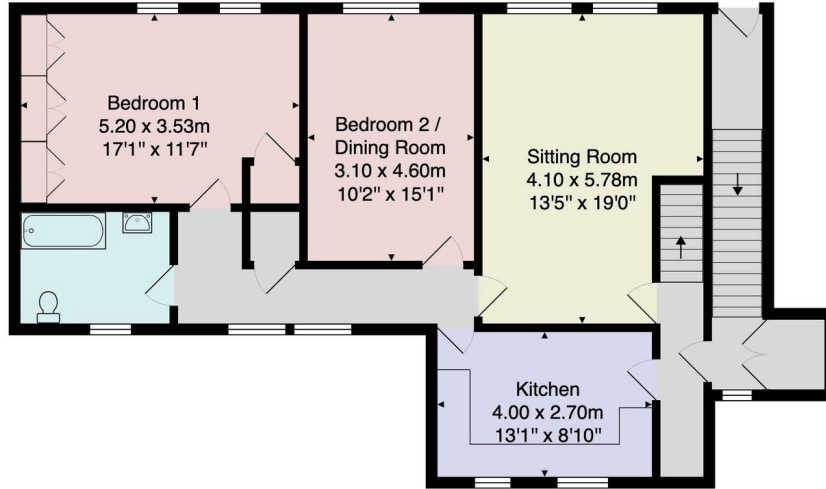
SECOND FLOOR

A staircase leads to a useful attic room, which has planning permission for storage but has previously been used as a bedroom.





First Floor



Ground Floor

Total Area: 141.0 m² ... 1518 ft²

All measurements are approximate and for display purposes only.

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