



Flat 5, 19-20 Harlow Moor Drive, Harrogate

£225,000

**VERITY
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WINNING AGENT**

#DARINGTOBEDIFFERENT



A very desirable top-floor two-bedroomed apartment offering superb views over the famous Valley Gardens. The generous accommodation comprises a sitting room, which enjoys a delightful outlook over the Valley Gardens, a well equipped stylish kitchen, two bedrooms and a bathroom. There is also a large hallway that could be used to provide a dining area or work from home space.

The property is ideally situated being within easy walking distance to local shops, and restaurants on Cold Bath Road, the town centre and local transport links to surrounding towns and cities.

AGENT'S NOTES

Approx lease length is 160 years approx.

Sub Letting and holiday lets are permitted.

Service Charge - no monthly fees payable. Costs split equally between 3 flats as and when required.

Freeholder lives in the building.

Pets allowed.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



FRONT ENTRANCE

Entry-door phone system.

LIVING ROOM

With attractive Feature fireplace, windows to front over looking the valley gardens and central heating radiator.

KITCHEN

With base units and complementary wooden work surfaces, white ceramic Belfast sink with chrome taps, under-counter built-in oven, ceramic glass hob, space and plumbing for washing machine, space for under-counter fridge. Wall-mounted Worcester combination boiler, windows to rear and central heating radiator.

DINING AREA

Raised level with window lights to ceiling and central heating radiator.

BEDROOM ONE

Double-glazed window to rear and central heating radiator

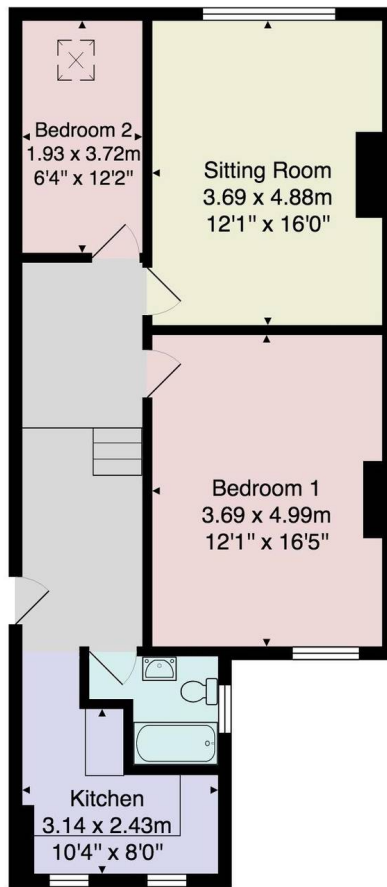
BEDROOM 2

Velux window to front and radiator.

BATHROOM

White three-piece suite comprising of white panelled bath with chrome shower over, pedestal washbasin and low-flush WC. Window and central heating radiator.





Total Area: 69.4 m² ... 747 ft²

All measurements are approximate and for display purposes only.

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