



Flat 2, 6 Hyde Park Road, Harrogate, North Yorkshire, HG1 5NR

£169,950

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A well-presented two-bedroom first-floor apartment with en-suite facilities. This excellent apartment provides two good-sized bedrooms, two bathrooms and an open-plan living area with the advantage of double glazing and gas central heating.

Hyde Park Road is a very convenient address, just a few minutes' walk from Harrogate town centre and the railway station.

GROUND FLOOR

Private front door leads to -

FIRST FLOOR

ENTRANCE HALL

With central heating radiator and storage cupboard.

LIVING KITCHEN

An open-plan living room with bay window to front and central heating radiator. Open plan through to dining kitchen with range of units and work surfaces with inset stainless-steel sink and drainer. Four-ring electric hob with extractor hood above. Integrated electric oven, fridge / freezer and dishwasher. Plumbing for washing machine.

BEDROOM 1

A double bedroom with windows to side and central heating radiator.

EN-SUITE SHOWER ROOM

White suite comprising low-flush WC, washbasin and shower cubicle. Window to rear and central heating radiator.

BEDROOM 2

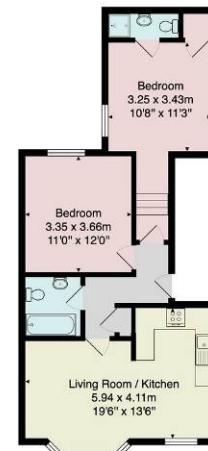
Window to rear and central heating radiator.

BATHROOM

Modern white suite comprising low-flush WC, washbasin and bath with shower above. Chrome heated towel rail.

Tenure - Leasehold

Council Tax Band - A



Total Area: 61.5 m² ... 662 ft²

All measurements are approximate and for display purposes only.
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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	
(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		