



## Flat 2 18 Harlow Moor Drive

Harrogate, HG2 0JX

A first floor two double bedroom apartment set in a superb location on Harlow Moor Drive with views over Valley Gardens. The property benefits from being spacious throughout, stunning views, and in close proximity to Harrogate town centre and all its amenities. Briefly comprises: Communal entrance with stairs leading to first floor; front door, entrance hall, lounge dining room, kitchen dining, two double bedrooms and bathroom. Must be viewed to appreciate the spacious accommodation on offer.

**Asking Price £235,000**

# Flat 2 18 Harlow Moor Drive

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- FIRST FLOOR SPACIOUS APARTMENT
- STUNNING VIEWS OVER VALLEY GARDENS
- CLOSE TO LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- UNRESTRICTED ON STREET PARKING
- SUPERB LOCATION
- CLOSE PROXIMITY TO HARROGATE CENTRE

## COMMUNAL ENTRANCE

Staircase giving access to the first floor.

## FRONT DOOR

Leading into:

## ENTRANCE HALL

Security entry phone, radiator.

## LOUNGE DINING ROOM

19'5" x 12'1" (5.92 x 3.68)

Feature walk in bay window to front aspect overlooking Valley Gardens, feature fire place housing gas fire, radiator.

## KITCHEN DINING

16'0" x 6'4" (4.88m x 1.93m)

A range of wall and base units with

work surface over, 4 ring gas hob and oven with extractor over, sink unit housing bowl and drainer with mixer tap, space and plumbing for washing machine, space for upright fridge freezer, breakfast bar, radiator, window to front aspect.

## BEDROOM ONE

11'1" x 8'10" (3.38 x 2.69)

Window to rear aspect, radiator.

## BEDROOM TWO

15'2" x 7'5" (4.62 x 2.26)

Windows to rear and side aspect, radiator, wall mounted boiler.

## BATHROOM

White suite comprising, panelled bath

with over head electric shower, low level W.C., pedestal hand wash basin and taps, extractor fan, radiator.

## EXTERNALLY

Unrestricted on street parking.

## AGENTS NOTES

Lease details; 125 year lease from 25th March 2000.

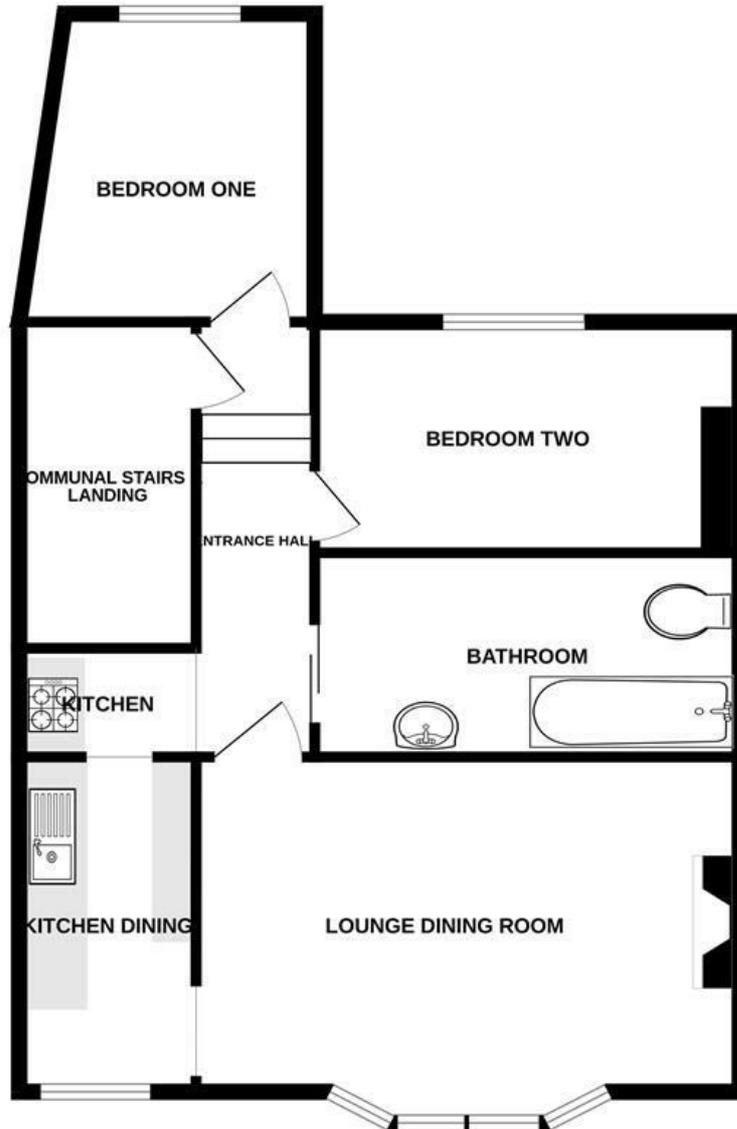
Service charge is a third of costs in relation to the building.

Ground rent is £50 per annum.



# Floor Plan

FIRST FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>81</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>64</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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