



113A Skipton Road, Harrogate, North Yorkshire, HG1 4LJ

£240,000

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An immaculately presented and spacious 2-bedroom first and second floor duplex apartment, with ground floor entrance, forming part of a period property. Situated in this convenient location well served by excellent local amenities and just a short distance from Harrogate town centre.

This impressive property provides generous accommodation with a good-sized sitting room, modern kitchen and bathroom on the ground floor. Upstairs, there are two double bedrooms and access to the storage in the eaves. There is also a private garden to the front.

The property is located in this most convenient location within walking distance of a range of excellent amenities along King's Road and Harrogate town centre.





FIRST FLOOR ENTRANCE HALL

SITTING ROOM

A generous reception room with fireplace and windows to the front.

KITCHEN

Modern fitted breakfast kitchen with integrated appliances and wooden laminate floors. Window to the rear.

BATHROOM

A contemporary bathroom with shower over bath and white tiling.



SECOND FLOOR LANDING

Good sized storage cupboard.

BEDROOMS

Two good sized double bedrooms with access to eaves storage.

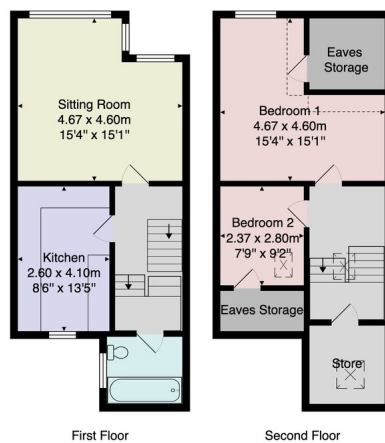
OUTSIDE

To the front of the property, there is a private garden.

Tenure – Freehold.

Council Tax Band - A





Total Area: 89.4 m² ... 963 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		
(69-80) C	75	78
(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.epcau.com		