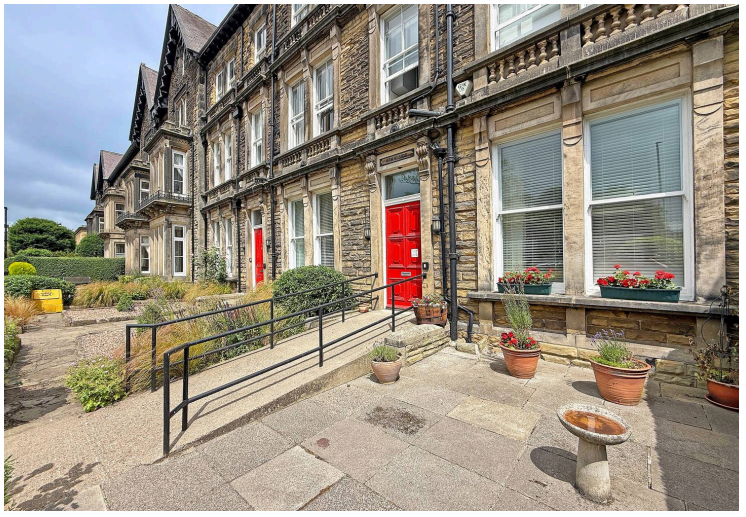






Flat 2, 3-5 Granby Road, Harrogate

Guide Price £275,000

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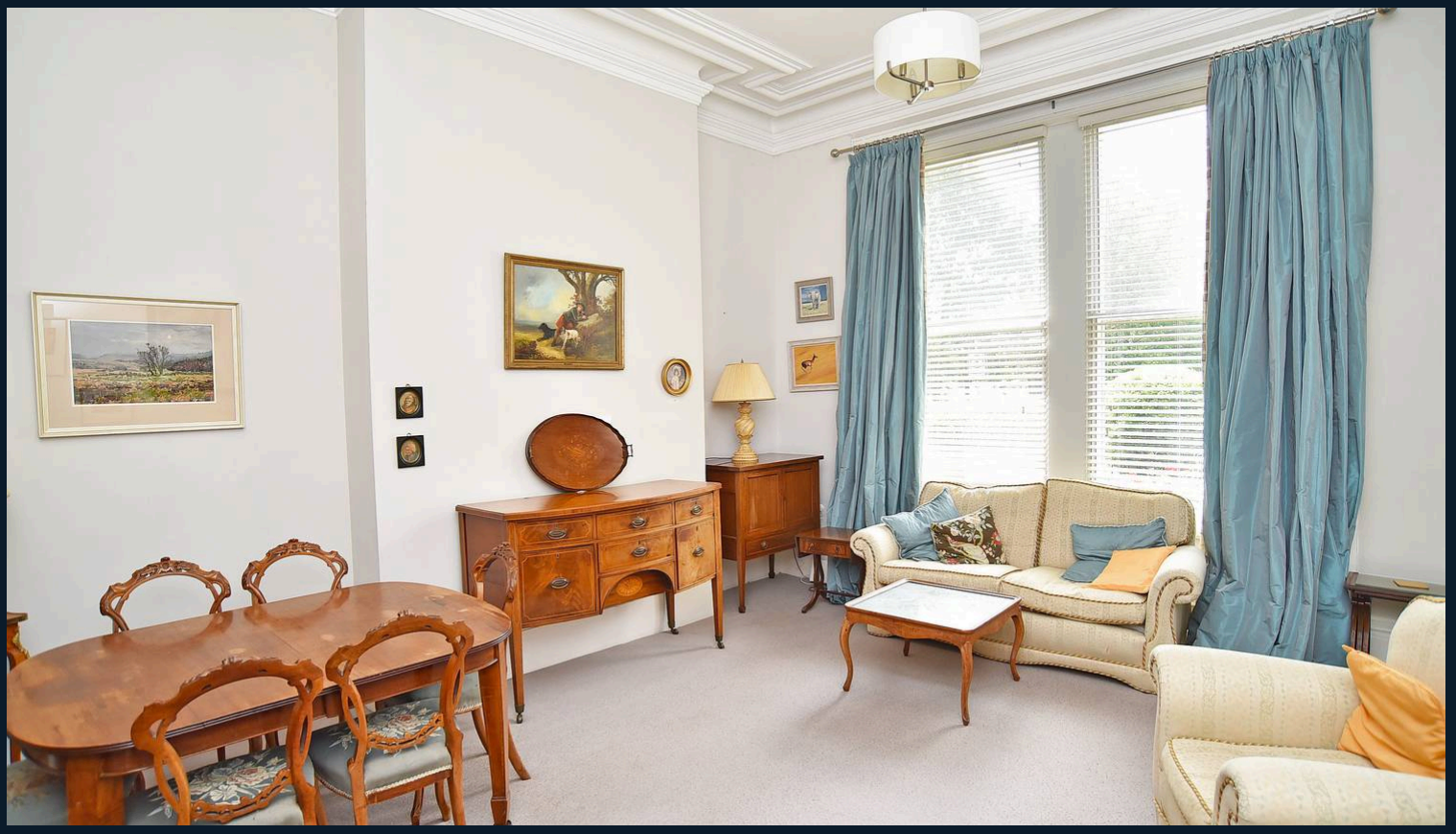
A most impressive and individual 2 bedroom ground floor apartment directly overlooking the famous Harrogate Stray, with the distinct benefit of having its own private entrance, allocated parking and private patio. This superb apartment offers well-presented and thoughtfully appointed accommodation, ideally positioned within walking distance of Harrogate town centre, associated amenities and the Harrogate & District Hospital. The property is offered with no onward chain and an internal viewing is essential to appreciate the overall quality and size of this beautiful home.
Externally, the property benefits from sole access to the low-maintenance front garden and an allocated parking space to the rear.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

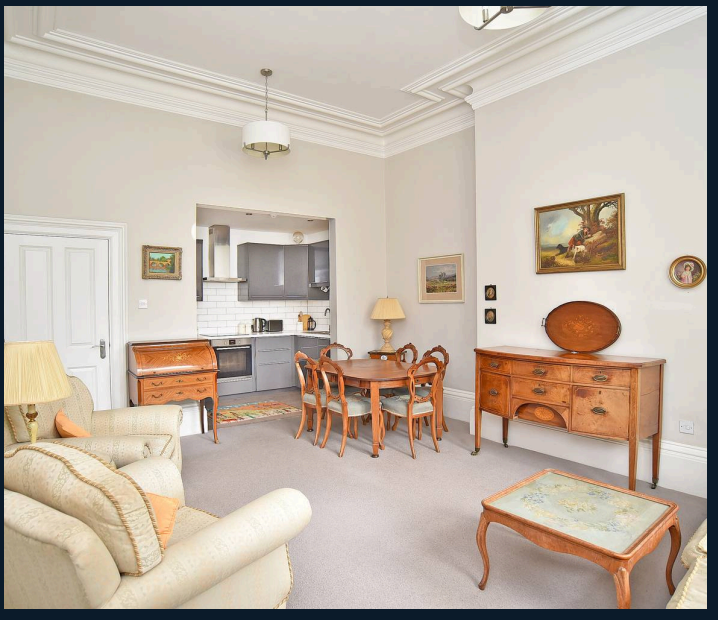
EPC Environmental Impact Rating: E

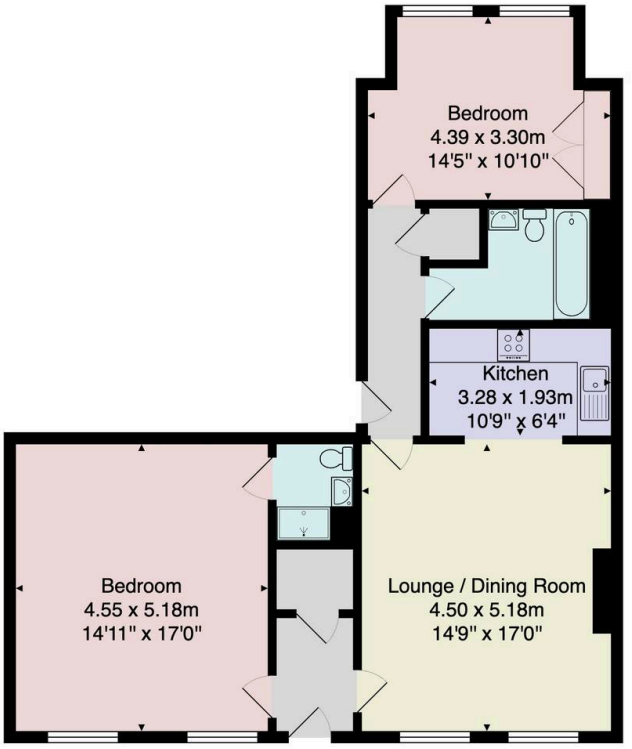


Accessed from the front via a secure private entrance, the apartment opens into a welcoming hallway with a useful storage cupboard. To the south-facing front, a generous double bedroom features elegant ceiling cornicing, large windows overlooking the Stray and an en-suite shower room. The spacious living room, also front facing with lovely south-facing views, flows through to a modern fitted kitchen with attractive tiled splashback, fitted units and recessed spot lighting.



To the rear of the property is the house bathroom, fitted with a bath, together with a second double bedroom benefitting from a built-in wardrobe and additional hallway storage. There is a secure communal entrance to the rear also.





Total Area: 88.0 m² ... 947 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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