



Flat 3, 1 Park Avenue, Harrogate, North Yorkshire, HG2 9BQ

£360,000

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A well-presented two-bedroom first-floor apartment, forming part of an attractive period building and enjoying a prime position just a short walk from the centre of Harrogate, with delightful views over the adjoining Stray.

This appealing apartment occupies a particularly desirable location, combining the character of a period property with the convenience of town-centre living.

The accommodation is well proportioned throughout and includes two double bedrooms, a quality fitted kitchen and a spacious reception hallway. A further benefit of the property is a single garage, which is a rare feature for such a central location.





FIRST FLOOR

The accommodation is accessed via a spacious reception hallway with fitted storage cupboards and plumbing for a washing machine.

The sitting room is a delightful dual-aspect reception space, featuring an attractive fireplace and enjoying lovely views over the adjoining Stray, creating a bright and welcoming living area.

The kitchen is well equipped and fitted with granite worktops and a range of quality units, together with an integrated double oven, gas hob and fridge.

There are two good-sized double bedrooms, both well presented, and a modern shower room which includes a bath and a separate shower.

OUTSIDE

The property has the benefit of a single garage, providing secure parking or useful storage.

AGENTS NOTE

The property is long leasehold with an original lease term of 999 years.

Service charge: approximately £200 per month

Ground rent: £50 per annum

Subletting (renting) is not permitted

Tenure - Leasehold

Council Tax Band - C



Total Area: 72.3 m² ... 778 ft²
 All measurements are approximate and for display purposes only.
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