



Flat 1, 111 Franklin Road, Harrogate

£150,000 Guide Price



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DEVELOPMENT OPPORTUNITY

A fantastic opportunity to purchase a spacious ground-floor and lower ground-floor apartment with a generous front garden, requiring modernisation and forming part of an elegant Victorian villa, ideally positioned in one of Harrogate's most sought-after residential areas, just a short distance from the town centre.

Outside, the property benefits from a generous front garden enjoying a mature and leafy setting. Although currently overgrown, the garden offers excellent potential to create an attractive landscaped outdoor space, a rare feature for an apartment so close to Harrogate town centre.

The property now requires comprehensive modernisation throughout but retains considerable character and offers purchasers the opportunity to create a bespoke home within an attractive Victorian villa.

Council Tax band: B

Tenure: Freehold



Occupying a prime position within this attractive period building, the property offers generous accommodation and significant scope for improvement, presenting an exciting opportunity for purchasers seeking a renovation project in a highly desirable location.

The accommodation comprises a communal entrance leading to a private entrance hall, generous bay-fronted sitting room with attractive period proportions, spacious dining kitchen, double bedroom, bathroom and a rear entrance hall with its own private access.

A substantial lower ground-floor basement provides excellent storage and workshop space, whilst offering exciting potential for further development, subject to any necessary consents.





Total Area: 89.9 m² ... 968 ft²

All measurements are approximate and for display purposes only.

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