



## Flat 3, Huntcliffe House, 25 Otley Road

£395,000



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A spacious and beautifully presented two-bedroom first-floor apartment forming part of this attractive period property, situated in a delightful position on the edge of the famous Harrogate Stray and within easy walking distance of the town centre.

This impressive apartment has been updated and modernised to a high standard by the current owners and provides generous accommodation with high ceilings. There is a large sitting and dining room with a bay window and attractive fireplace, together with two bedrooms, stylish modern kitchen and bathroom. The property has an allocated parking space and use of the attractive communal gardens.

The property is situated in this delightful position on the edge of the famous Harrogate Stray and is within easy walking distance of the town centre, where there is an excellent range of amenities on offer including bars, restaurants, shops and excellent transport links, including rail links directly to Leeds, York and London. The property is also within the catchment of popular primary and secondary schools.



FIRST FLOOR  
ENTRANCE HALL

#### SITTING/DINING ROOM

A spacious reception room with space for sitting and dining areas, with a large bay window enjoying a delightful outlook towards the Stray. Attractive stone fireplace with remote-controlled living-flame gas fire.

#### KITCHEN

With a range of stylish modern fitted units with induction hob, integrated double oven, microwave, integrated dishwasher and washing machine.

#### BEDROOM 1

A large double bedroom with fitted wardrobes.

#### BEDROOM 2

A further bedroom.

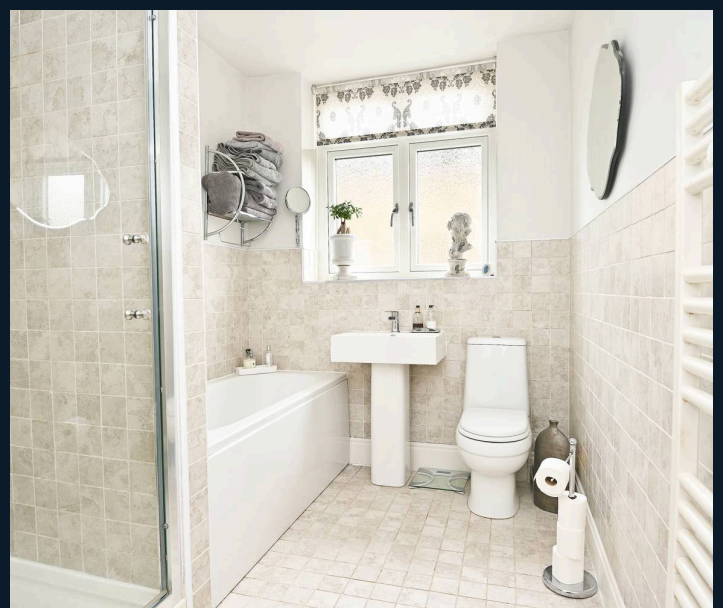
#### BATHROOM

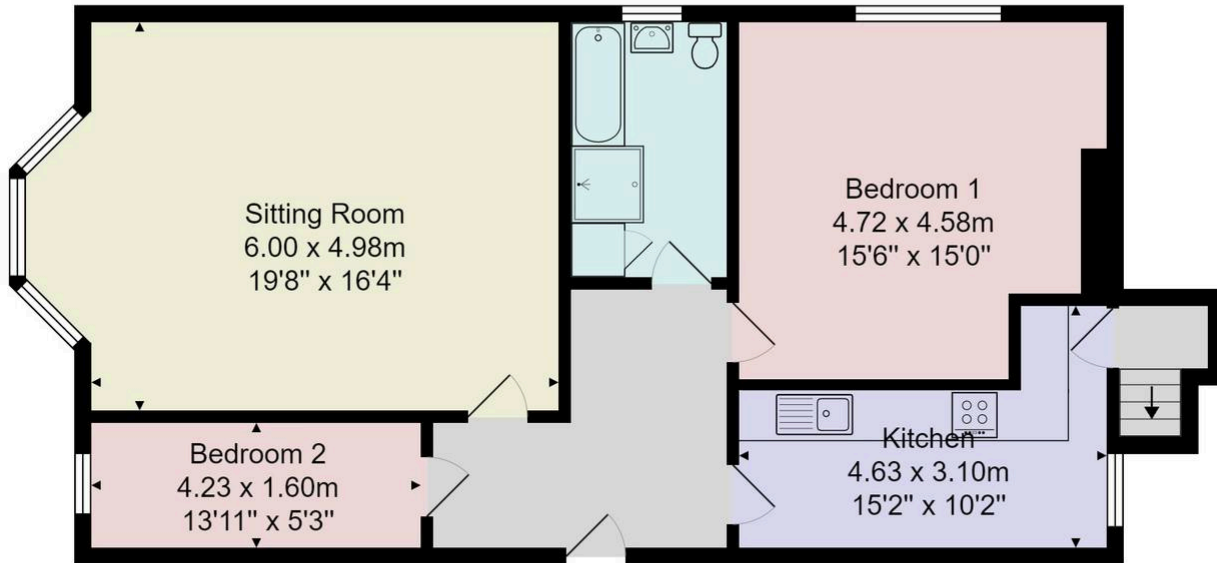
A modern white suite comprising WC, washbasin, bath and shower. Tiled walls and floor. Heated towel rail.

**OUTSIDE** The property has the benefit of a private driveway and parking space situated at the front of the property. Residents have use of the attractive communal gardens providing a delightful outdoor sitting area.

#### AGENT'S NOTES

The property is understood to be long leasehold, having an original term of 999 years.





Total Area: 91.5 m<sup>2</sup> ... 985 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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