



Flat 3, 11 Grove Road, Harrogate

£165,000

**VERITY
FREARSON**

**YOUR AWARD
WINNING AGENT**
#DARINGTOBEDIFFERENT



A well-presented one-bedroom second-floor apartment, forming part of this attractive period property with allocated parking, situated in this convenient location with an easy walking distance of Harrogate town centre. This excellent property provides well-presented accommodation with a spacious sitting / dining room, together with a modern kitchen, double bedroom and newly fitted bathroom. The property has the rare benefit of an allocated parking space.

Grove Road is an attractive tree lined residential street is situated close to the excellent amenities along King's Road and within a few minutes' walk of the centre of Harrogate where there is an excellent range of amenities on offer, including a selection of bars, restaurants, shops and transport links.

OUTSIDE

The property stands within an attractive communal gardens and grounds. The apartment has the benefit of an allocated parking space to situated at the rear of the building.

AGENTS NOTE

Holiday lets are permitted.

Renting is permitted.

Pets are permitted.

Long lease with original term of 999 years.

4 flats in building pay 25% share of costs each. Currently approx £550 pa.

Council Tax band: A

Tenure: Leasehold



ACCOMMODATION
SECOND FLOOR

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas.
Attractive fireplace.

KITCHEN

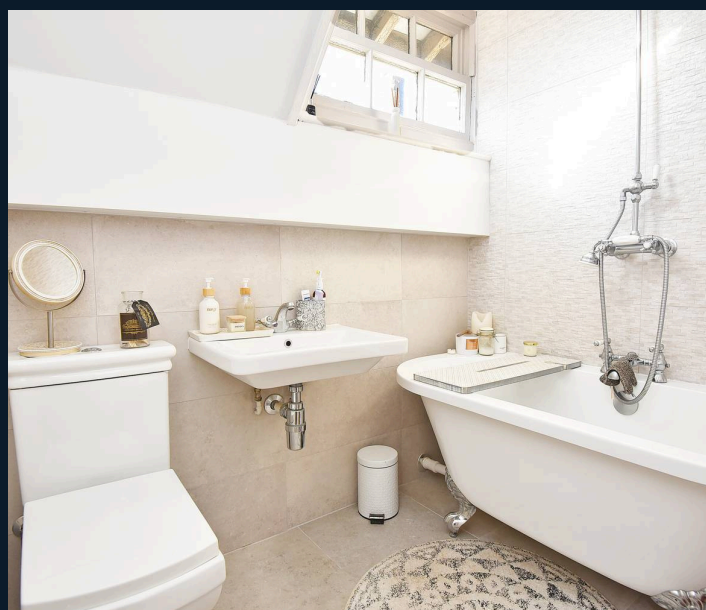
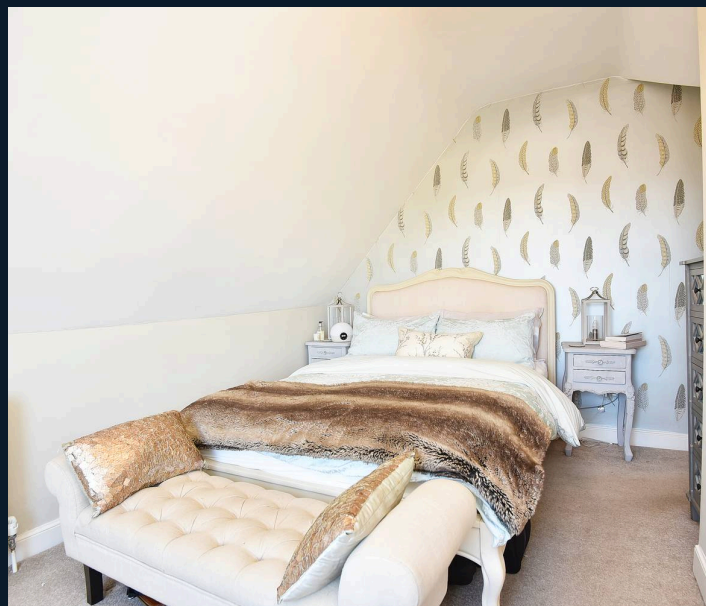
With a range of stylish fitted units with space for
appliances.

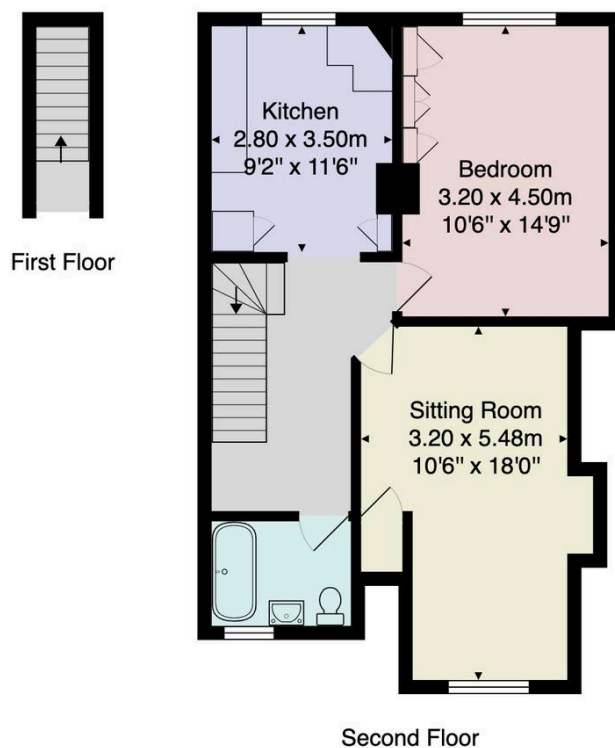
BEDROOM

A good-sized double bedroom with fitted wardrobes.

BATHROOM

A white modern suite comprising WC, washbasin, and
free-standing bath with shower above. Tiled walls and
floor.





Total Area: 58.2 m² ... 626 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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