



Apt 4, Promenade Court, Promenade Square, Harrogate

£239,950



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A two bedroomed apartment situated in this superb position in Harrogate town centre overlooking the Valley Gardens. Apartment 4 is a hidden gem within this unique Grade II Listed landmark period property, believed to date from approximately 1742, and offers beautifully presented two-bedroomed accommodation on the second floor with a delightful aspect overlooking the Valley Gardens and Pump Rooms.



SECOND FLOOR

LIVING ROOM

A light and airy reception room with bay window overlooking the valley gardens with window seat and further sash window to side. Ornamental fireplace.

KITCHEN

With range of modern wall and base units with granite work surfaces. Four-ring electric hob with extractor hood above. Integrated electric oven, fridge and freezer. Plumbing for washing machine and window to side.

BEDROOM 1

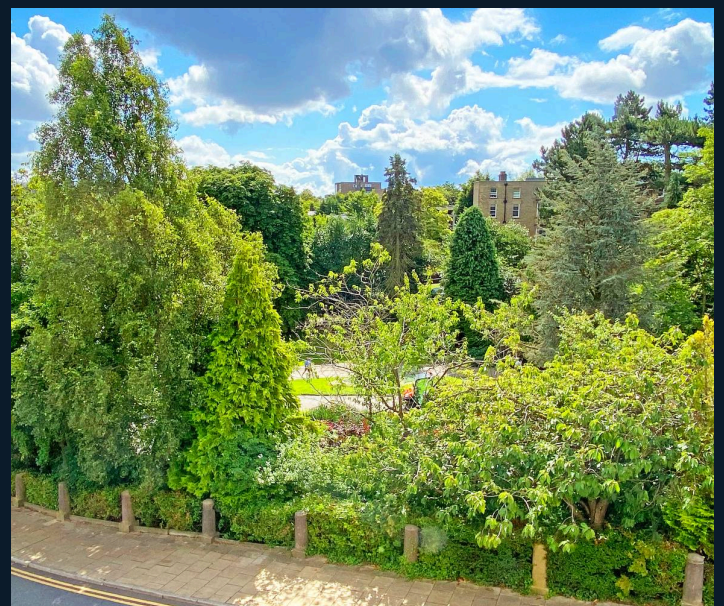
A double bedroom with sash window to side, central heating radiator and fitted wardrobes and shelves.

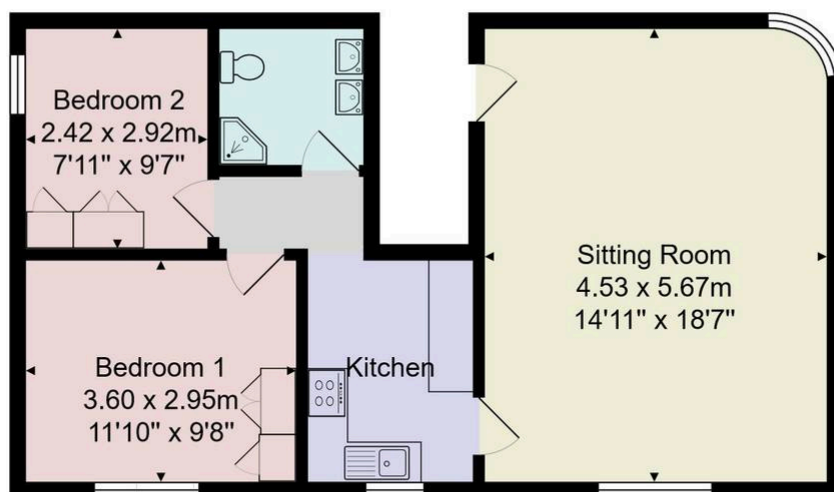
BEDROOM 2

A further bedroom with sash window to rear, central heating radiator and fitted wardrobe.

BATHROOM

White suite comprising low-flush WC, twin washbasins and walk-in shower cubicle. Chrome heated towel rail, tiling to walls and floor.





Total Area: 59.3 m² ... 638 ft²

All measurements are approximate and for display purposes only.

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