



Flat 3, 44 Leeds Road, Harrogate

£275,000



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A spacious and bright second floor apartment, occupying the entire top floor of this attractive period building and benefiting from a private garden and useful loft room. The property is situated in a popular and convenient location within easy walking distance of Harrogate town centre and the Stray, and is well served by excellent amenities along Leeds Road.

The well presented accommodation includes a large sitting room, modern kitchen, two bedrooms and bathroom, together with a versatile loft room accessed via fixed stairs. There is a private entrance to the rear and direct access to the garden, via outside stairs.

OUTSIDE

The property benefits from a private lawned garden located to the rear of the building.

AGENTS NOTE

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

Pets are permitted.

Subletting is permitted.

Gas heating system and combi boiler (fitted 2021)

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C



SECOND FLOOR

The apartment occupies the entire second floor and provides light and airy accommodation throughout.

There is a spacious sitting room, creating an excellent reception space.

The kitchen is well equipped with a range of fitted units and integrated appliances including a gas hob, double oven, dishwasher and fridge freezer.

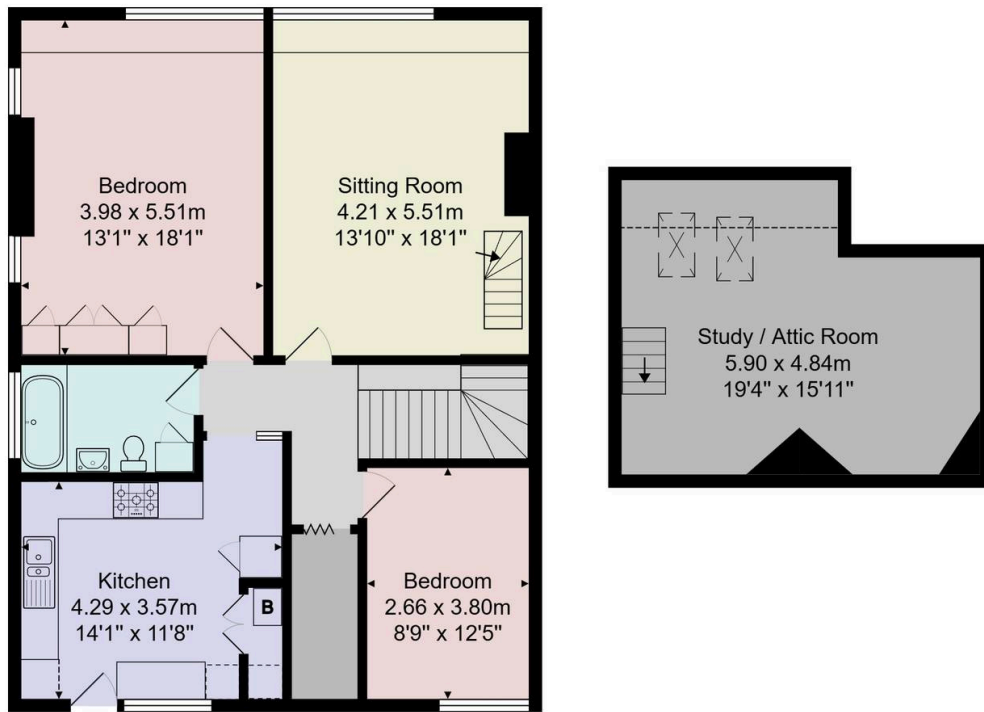
There are two good sized bedrooms, including the principal bedroom which benefits from fitted furniture including wardrobes and drawers, and windows to two aspects.

The accommodation is served by a bathroom fitted with a white suite comprising WC, washbasin and bath with shower above. There is a large cupboard with plumbing for a washing machine accessed from the hallway.

LOFT ROOM

Fixed stairs lead to a large loft room providing useful additional space, ideal for use as a home office or occasional accommodation, with skylight windows and eaves storage.





Total Area: 118.7 m² ... 1278 ft²

All measurements are approximate and for display purposes only.

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