



**Flat 13, Tewit Well House Tewit Well Road, Harrogate**  
£165,000 Guide Price



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**A spacious one-bedroom second-floor apartment with a single garage, occupying a prime position overlooking the famous Harrogate Stray, just a short walk from Harrogate town centre. Offered for sale with no onward chain.** Occupying an enviable position adjacent to the renowned Harrogate Stray, this generously proportioned second-floor apartment forms part of a well-regarded residential development in one of the town's most desirable locations. The property enjoys a peaceful setting whilst remaining within easy walking distance of Harrogate's excellent range of shops, cafés, restaurants, supermarkets, and both the railway and bus stations.

Externally, the property benefits from a **single garage**, providing secure parking or valuable additional storage.

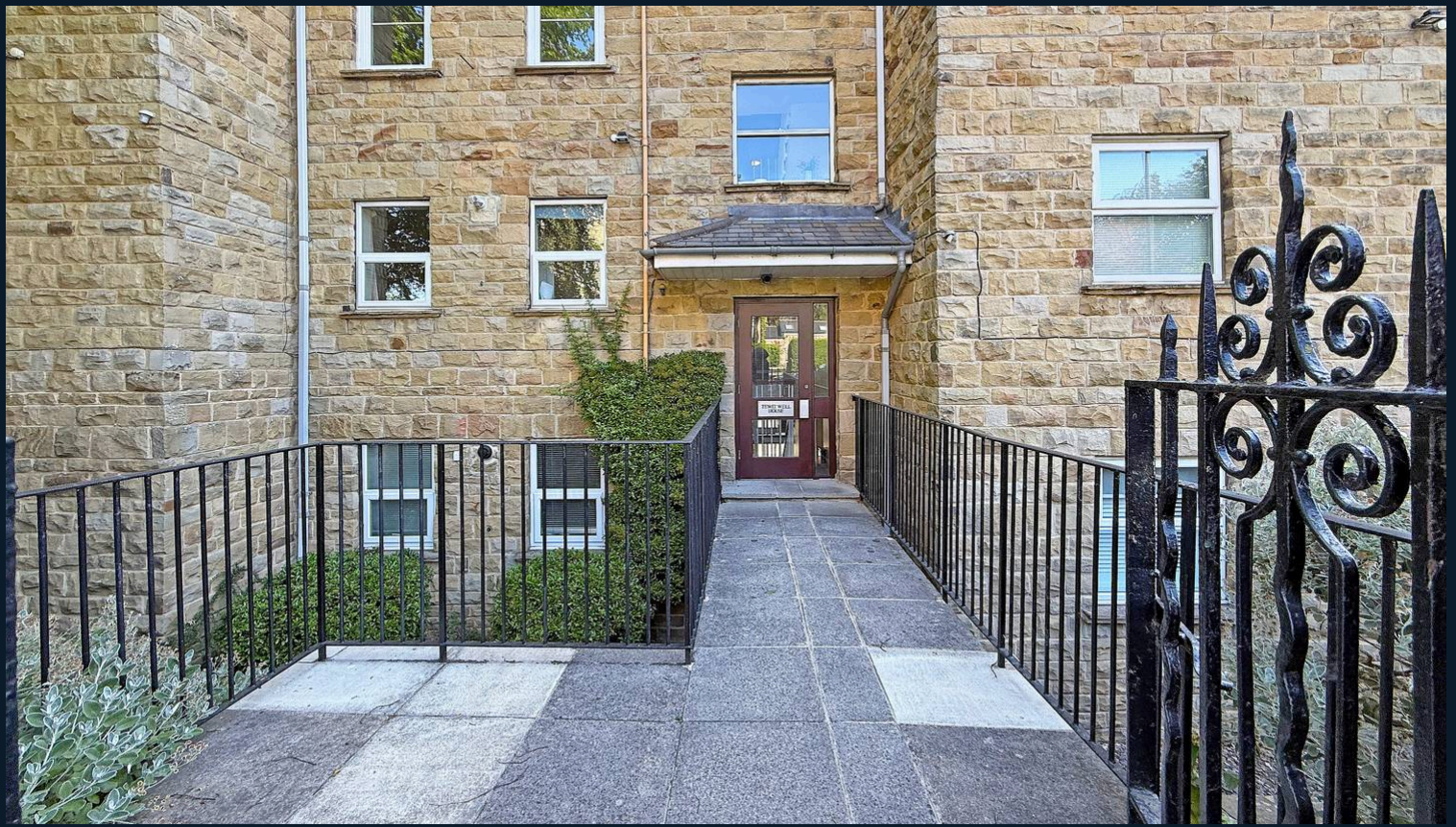
Offered to the market with **no onward chain**, this is an excellent opportunity to acquire a spacious apartment in a highly sought-after Harrogate location.

Council Tax band: B

Tenure: Leasehold

EPC: C

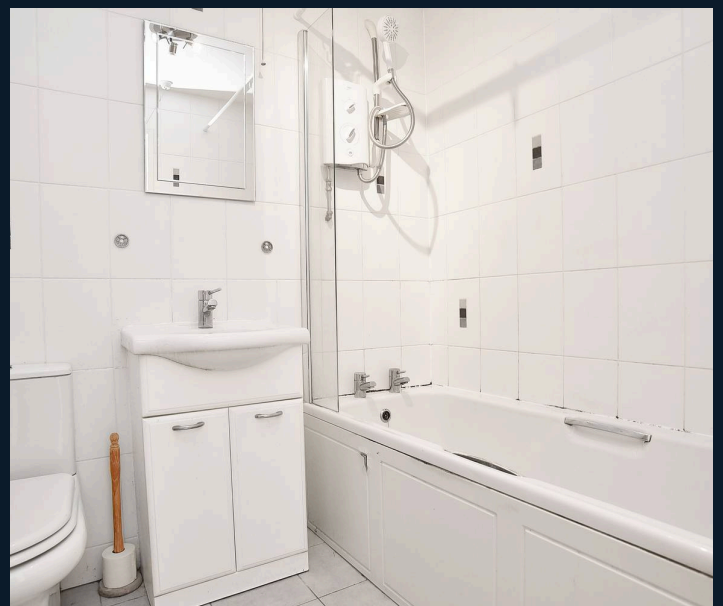




The apartment offers well-balanced accommodation throughout, making it an ideal purchase for first-time buyers, professionals, downsizers or investors alike. The accommodation briefly comprises a welcoming entrance hall leading to a spacious open-plan sitting and dining room. This impressive dual-aspect reception room is flooded with natural light from large windows and offers ample space for both comfortable seating and formal dining, with a contemporary wall-mounted electric fireplace creating an attractive focal point.

The adjoining kitchen is fitted with a range of cream shaker-style wall and base units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an electric oven, ceramic hob and extractor hood, together with a stainless steel sink and space and plumbing for a washing machine.

The generous double bedroom provides an excellent principal bedroom with ample space for freestanding furniture and enjoys a bright, airy feel. Completing the accommodation is the bathroom, fitted with a white suite comprising a panelled bath with shower over and glazed screen, vanity wash basin and low-flush WC.







Total Area: 50.3 m<sup>2</sup> ... 542 ft<sup>2</sup>

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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