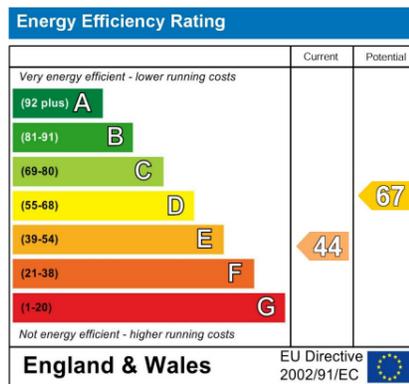


Floor Plan



Energy Performance Certificate



Directions

Proceed up Kings Road and turn right onto Skipton Road. Pass the towns fire station and turn left onto Grove Park Terrace where the property is easily found on the right clearly marked by a Hopkinsons for sale board.

Council Tax Band A Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£169,999

Flat 4, 22 Grove Park Terrace, Harrogate, HG1 4BW

1 Bedroom Apartment

**A beautifully appointed character top floor one bedroom apartment featuring brand-new stunning dining kitchen, heating and luxury shower room located in a popular near town centre position. No chain involved.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

This charming apartment has been refurbished to an exact standard and briefly comprises private entrance to the second floor level spacious reception hall with automatic lighting.

There is a spacious entrance hall with a Wi-Fi controlled radiator. The lounge has double opening windows to the front and leads to a brand-new dining kitchen with integrated spotlights, herringbone style floor and a high specification kitchen with a good range of fitted wall and base cupboards. There is a four ring induction hob, electric oven extract fan, sink, integrated dishwasher and fridge freezer. Additionally, there is a brand-new washer dryer. There is a spacious bedroom with an alcove which has a wardrobe in place.

Further more there is a beautiful new stylish house shower room with toilet, Oak style vanity unit with inset basin and a Bluetooth speaker mirrored cabinet and a 9.5 kW electric shower.

Additionally there is a useful utility space with storage under wall mounted water heater.

Agents note - The beautiful furniture is available by separate negotiation. **PETS ALLOWED - SERVICE CHARGE £275 P/A**

