



8 Bridge Court Harrogate Road, Harewood

£350,000 Guide Price



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A spacious three-bedroom, two-bathroom duplex apartment offering spacious and versatile accommodation, with private outdoor areas on both levels and delightful views over the River Wharfe, forming part of an exclusive gated development with communal gardens and private parking.

The property benefits from its own ground-floor entrance, approached through an attractive stone-walled garden. The entrance hall leads to a modern fitted kitchen and adjoining dining area, while the generous living room opens onto a private balcony overlooking the river, providing an ideal space for outdoor seating and dining. A guest WC completes this level.

Bridge Court is an exclusive gated development situated on the banks of the River Wharfe, offering a secure private parking courtyard and access to beautifully maintained communal gardens. The property is conveniently positioned between North Leeds and Harrogate, with the nearby market town of Wetherby providing an excellent range of everyday amenities. The A1(M) is also within easy reach, offering convenient access throughout the region.

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: D

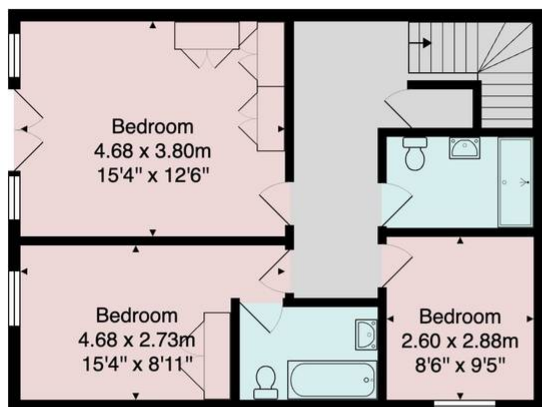
EPC Environmental Impact Rating: C



The lower floor comprises three bedrooms and two bathrooms. The main bedroom benefits from an en-suite bathroom, while the second double bedroom has fitted wardrobes and French doors opening directly onto an enclosed patio garden with uninterrupted views towards the river. The third bedroom provides flexible accommodation suitable for use as a bedroom, home office or study, with both bedrooms served by a modern shower room.

Finished to a high standard throughout, the apartment combines generous living space with modern fittings and a particularly attractive riverside setting.





Lower Ground Floor



Ground Floor

Total Area: 127.0 m² ... 1367 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

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