



15 Queens Gate, Harrogate, North Yorkshire , HG1 5RQ

£215,000

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An elegant first-floor apartment set within the highly regarded Queens Gate development, one of Harrogate's most desirable residential addresses.

Queens Gate occupies a highly regarded position close to the Harrogate Stray, bus and railway stations, offering excellent connectivity to Leeds and York, with onward links to London and Edinburgh. The A1(M) lies approximately eight miles to the east, and Leeds Bradford International Airport is around 13 miles to the southwest.

Offered for sale with no onward chain, this attractive apartment presents an excellent opportunity to acquire a home of quality and position within a distinguished development.





ACCOMMODATION

A spacious entrance hallway creates a welcoming sense of arrival, offering a useful storage cupboard and a versatile area currently arranged as a study. The well-appointed breakfast kitchen features high-gloss cabinetry with generous storage and a comprehensive range of appliances including oven and grill, built-in microwave, electric hob, dishwasher and washing machine, complemented by a breakfast bar.

The generous living room is naturally bright, enjoying dual-aspect windows and two sets of double doors opening onto a private balcony with pleasant views over the immaculately maintained communal gardens.

The accommodation further includes a comfortable double bedroom with built-in storage, with free-standing wardrobes available by separate negotiation. The stylish shower room has been updated and is finished with floor-to-ceiling tiling and a large walk-in shower, providing a contemporary and practical space.



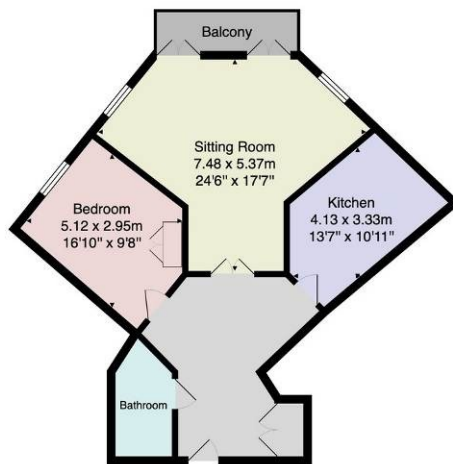
OUTSIDE

Externally, residents benefit from an allocated parking space, ample visitor parking, secure bicycle storage, and access to beautifully landscaped communal gardens.

Tenure - Leasehold

Council Tax Band - D





Total Area: 63.7 m² ... 685 ft² (excluding balcony)
 All measurements are approximate and for display purposes only.
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Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A		
(81-91) B		
(69-80) C	80	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
