



Flat 5, Malvern House 6-8 Grove Road, Harrogate
£269,950



A modern and well presented duplex apartment, occupying the top two floors of this attractive period property and benefiting from an allocated parking space. The property offers spacious accommodation arranged over the second and third floors, including three double bedrooms and three bath/shower rooms together with a stunning open plan living space and newly fitted kitchen.

The apartment occupies a quiet residential position within easy walking distance of Harrogate town centre and is well served by the excellent amenities along Kings Road, including shops, cafés, restaurants and transport links.

EPC:

Council Tax: D

Leasehold



GROUND FLOOR

Communal entrance hall with staircase leading to the upper floors.

SECOND FLOOR

A private entrance hall welcomes you into the apartment and benefits from fitted storage together with a utility cupboard with plumbing for a washing machine. A particular feature of the property is the impressive open plan living area providing generous sitting and dining space together with a stunning modern fitted kitchen. The kitchen is fitted with a stylish range of units and includes an electric hob, integrated oven and fridge freezer. The sitting area also benefits from a contemporary wall mounted electric fire.

There are two good sized double bedrooms on this floor, one of which benefits from a modern en suite shower room. There is also a house bathroom fitted with WC, washbasin and bath with shower above.

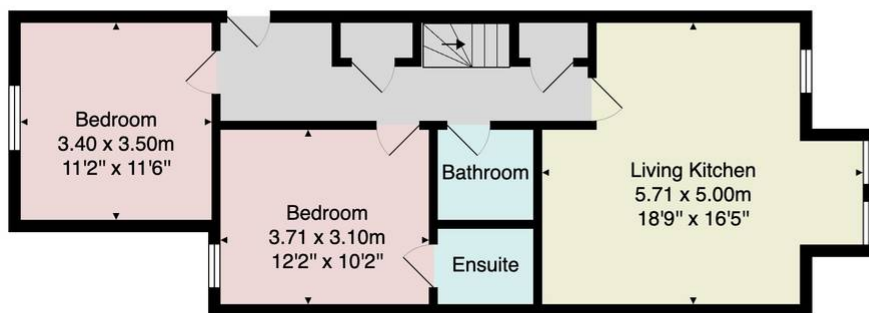
THIRD FLOOR

On the top floor there is a further double bedroom with useful eaves storage together with an additional newly fitted en suite shower room.

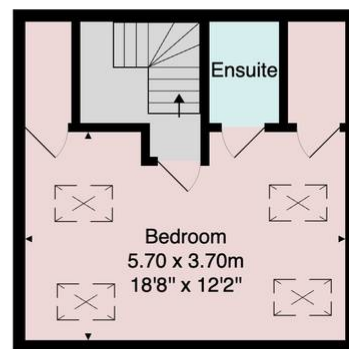
OUTSIDE

The property benefits from an allocated off-road parking space.





Second Floor



Third Floor

Total Area: 98.4 m² ... 1059 ft²

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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