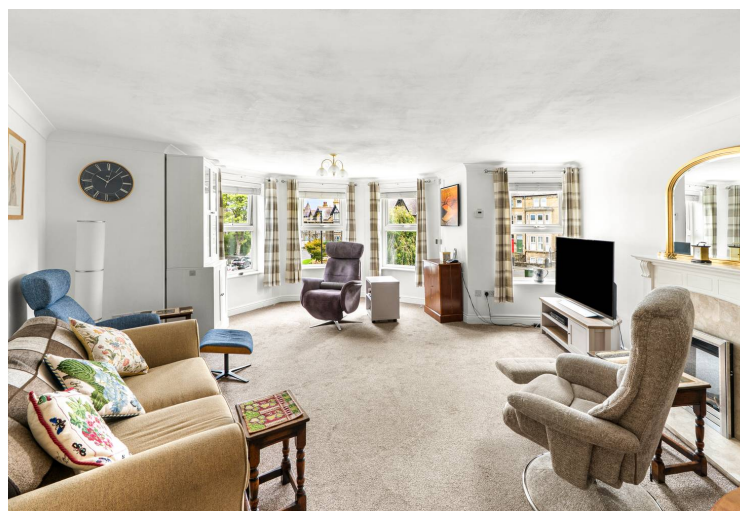




25 Haywra Court Haywra Street, Harrogate

£250,000 Offers Over

**VERITY
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Best in class

A superb 2 bedroom second floor apartment enjoying one of the best positions in this popular retirement development.

A particularly spacious purpose-built two-bedroom second floor apartment with lift access, within the heart of Harrogate. This excellent apartment is well presented and offers two well-proportioned double bedrooms, together with the benefit of a kitchen, spacious sitting/dining room and bathroom.

The property enjoys superb central location, convenient for all of Harrogate's amenities and the town centre. Passenger lift and stairs.

COMMUNAL FACILITIES

The development has the benefit of a house manager, who is available every weekday, and direct access to a 24-hour helpline call centre. The development also has a communal laundry and residents' lounge. There is also a guest suite available for hire.

TENURE

Long Leasehold, having an original term of 125 years from approximately 1996. The service charge is believed to be £323 pcm to include buildings insurance, communal cleaning and lighting, all other communal services and water rates.

OUTSIDE

The development stands in its own grounds, with communal gardens for the benefit of residents.

Residents' and visitors' parking is available in a private car park to the rear.

Council Tax band: D Tenure: Leasehold EPC Energy Efficiency Rating: C



HALLWAY

Hallway with spacious store cupboard and shelving.

SITTING / DINING ROOM

A particular feature to the apartment is a large and impressive reception room with bay window to front. Space for sitting and dining areas and attractive fireplace.

STYLISH KITCHEN

Recently refitted with a range of wall and base units with electric hob and oven. Space for table and windows to front.

BEDROOM 1

A double bedroom with fitted wardrobes and bay window.



BEDROOM 2

A further bedroom with window and fitted wardrobes.

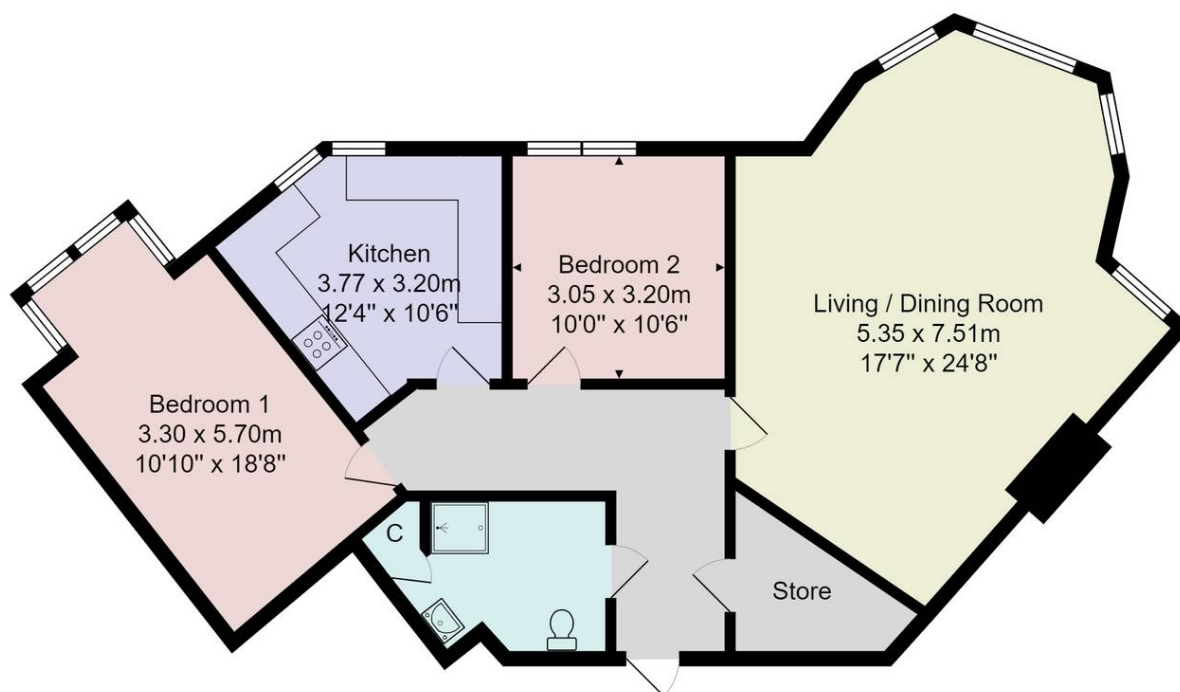
SHOWER ROOM

A white suite comprising WC, basin and double shower. With linen cupboard and cylinder.

VESTIBULE

The flat is protected by a vestibule with lift and seating area overlooking the car park.





Total Area: 96.0 m² ... 1033 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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