



**1 TRAFALGAR COURT
TRAFALGAR ROAD
HARROGATE, HG1 1HN**

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A beautifully presented, spacious ground floor apartment, situated within this purpose-built block, in the very heart of the Harrogate town centre, close to The Stray

Entrance Hall | Living Room | Kitchen with Dining Area

Inner Hall | Two Bedrooms | Bathroom

Residents Parking

Council Tax: C | Energy Rating: C | Tenure: Leasehold

£225,000



The property is ideal for first time buyers or investors and is within easy walking distance of the York Place Stray and Harrogate railway station, giving excellent commuting to Leeds and York.

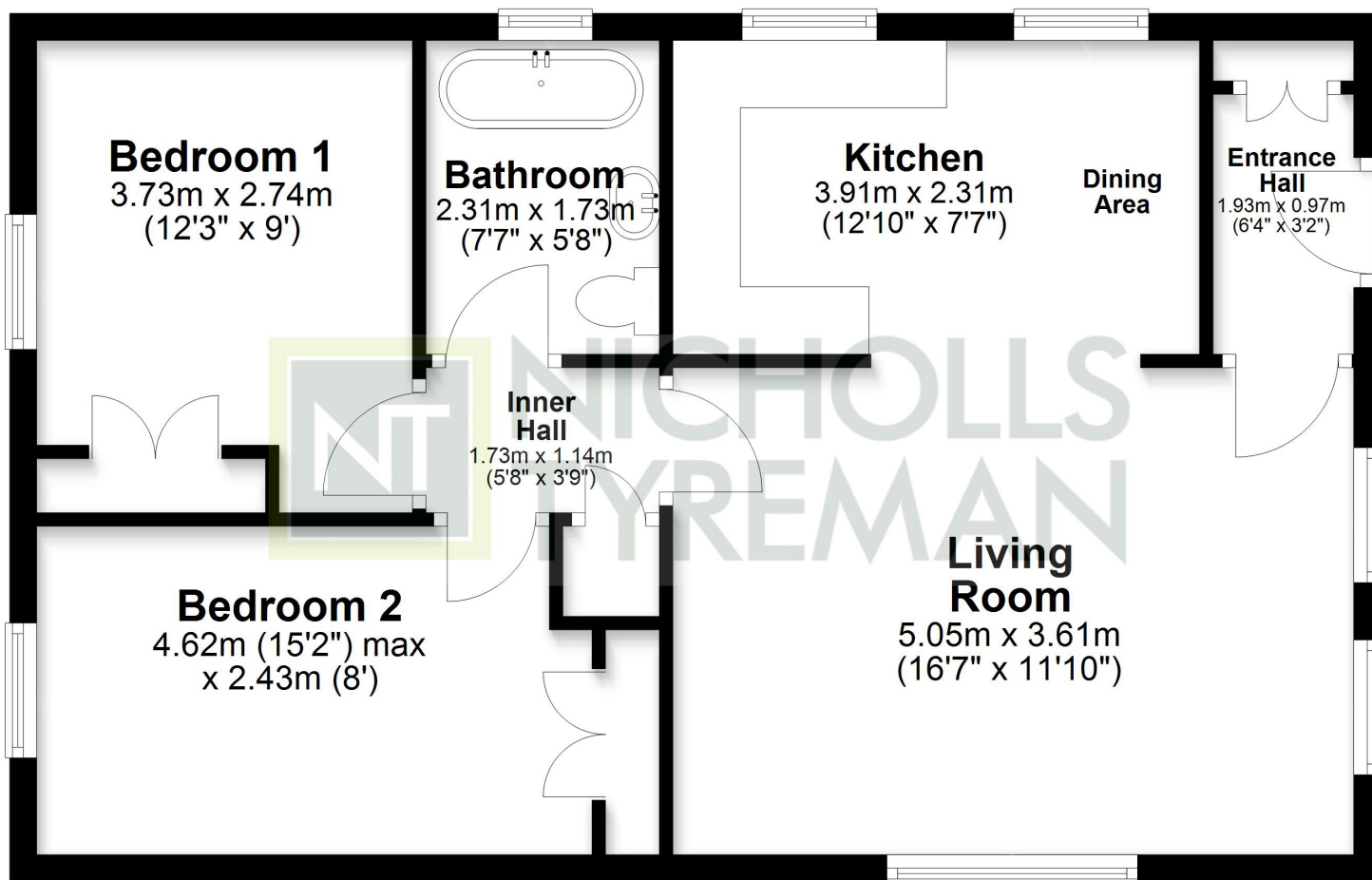
The property truly requires an internal inspection to appreciate the light and airy, well planned accommodation which has the benefit of double glazing and central heating.

The accommodation comprises: Communal entrance hall, entrance hall with useful storage cupboard and boiler cupboard, large living room with fireplace having electric fire and archway leading to a well appointed breakfast kitchen with dining area and integrated appliances including double oven, gas hob, extractor, fridge, dishwasher and washer/dryer and two windows to the side. The inner hall has a storage closet with fridge freezer and leads to two bedrooms, both with fitted wardrobes, and a luxury bathroom having a standalone claw and ball bath with shower over, wash hand basin, low flush wc and chrome heated towel rail.

The tenure of the property is leasehold for the remainder of a 999 year lease with a service charge of approximately £83.00 per month



Ground Floor



Total area: approx. 58.7 sq. metres (631.7 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.

9 Albert Street, Harrogate
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Sales: 01423 503076 Lettings: 01423 530744

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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.