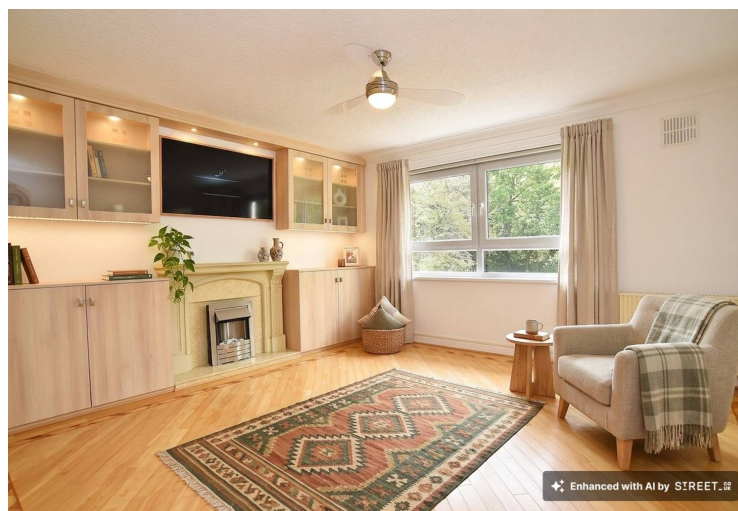




15 Queens Close, Harrogate

£255,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious three-bedroom second-floor apartment with the rare benefit of a private balcony enjoying a delightful outlook over the communal grounds, situated in a highly desirable and convenient location close to Harrogate town centre.

This well-proportioned apartment offers generous and well-planned accommodation and benefits from double glazing throughout. A particular feature of the property is the private front-facing balcony, providing a pleasant outdoor sitting area with views across the beautifully maintained communal gardens.

The property is located in a peaceful and sought-after position within easy walking distance of the Valley Gardens, the Stray and Harrogate town centre. It is also well served by the excellent local shops, cafés and services along Cold Bath Road. Offered for sale with no onward chain, this apartment represents an excellent opportunity for owner-occupiers or down-sizers alike.

OUTSIDE The property stands within attractive and well-maintained communal grounds and gardens. There is ample residents' and visitors' parking, together with the benefit of a single garage.

AGENT'S NOTES - The property is long leasehold, with an original lease term of 999 years
Service charge annually £1131.93 every 6 months = £2,263.86 per annual
- All mains services are connected with the exception of gas
- Offered for sale with no onward chain

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



THIRD FLOOR RECEPTION HALL

A welcoming hallway with fitted storage cupboards providing useful storage space and access to all rooms.

SITTING ROOM

A spacious reception room with a large window to the front elevation and access to the PRIVATE BALCONY. The room features fitted cupboards, an attractive fireplace with electric fire and a fitted television unit, creating a comfortable and well-arranged living space.

KITCHEN

A modern fitted kitchen with a range of stylish wall and base units, electric hob, oven, microwave, and space for a free-standing fridge / freezer and washing machine.



BEDROOMS

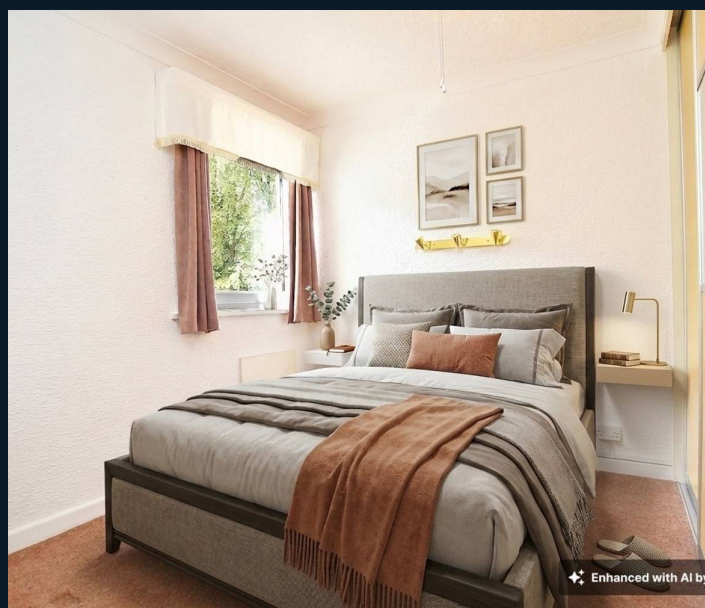
There are three good-sized bedrooms, all benefiting from fitted wardrobes. One of the bedrooms also has a fitted pull-down bed, offering flexible use as a guest room or home office or dining room.

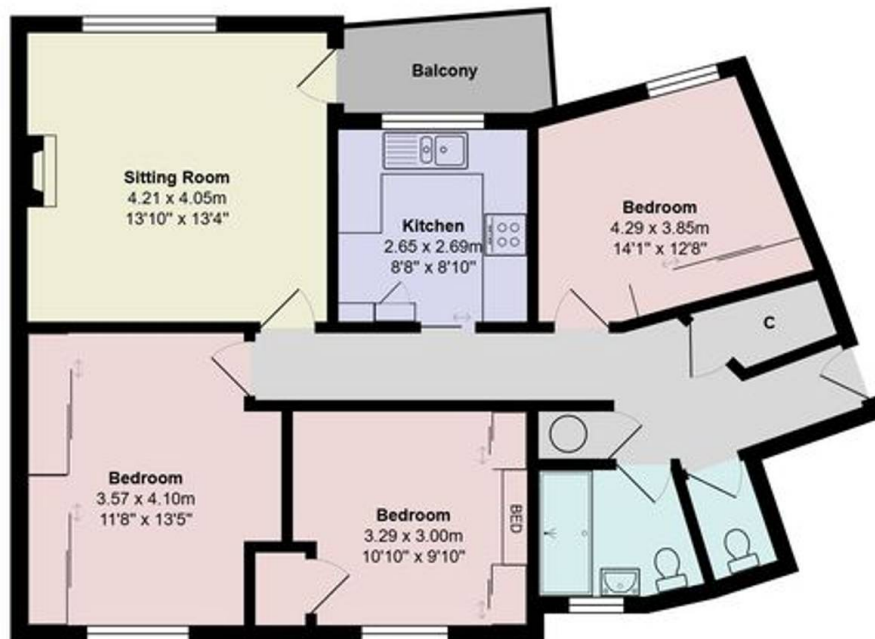
SHOWER ROOM

A modern shower room with stylish fittings.

SEPARATE WC

A useful additional cloakroom with WC and washbasin.





Total Area: 80.0 m² ... 861 ft² (excluding balcony)

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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.