

**Flat 2, 18 East Parade, Harrogate**

**£375,000**



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A spacious and most imposing four-bedroom duplex apartment with parking, presented throughout in good order, forming part of a period building within a short walk of the flourishing town centre. Accessed via a private ground floor entrance, a spacious entrance hall leads via a period staircase to a first floor reception hall. Leading off is a fantastic, bright and airy bay fronted lounge and diner retaining period feature including cornices, stained glass windows and original fireplace. An opening leads into a superb breakfast kitchen with granite work surfaces, integrated appliances and ample fitted units, as well as a central breakfast island. Completing the first floor is a large bedroom with wooden flooring.

The second-floor landing provides access to a very well-proportioned principal bedroom, complete with a recently renovated, high-specification en-suite shower room. There is also a generous second double bedroom and a versatile third bedroom, ideal as a single room or home office.

These rooms are served by a stylish house bathroom, recently renovated to a high standard, featuring tiled flooring, a shower over the bath, and a useful storage cupboard.

The property also benefits from one off road parking space to the rear as well as a further additional useful storage cupboard.

#### OUTSIDE

The property has the benefit of an allocated parking space to the rear of the building.

#### AGENT'S NOTES

##### Lease Information

The apartment owner is responsible for contributing 50% towards the cost of running and maintaining the building.

Long leasehold - 999 year original lease. £25 pa ground rent No renting/subletting allowed Pets are permitted. Council Tax band: B Tenure: Leasehold EPC: D



FIRST FLOOR  
LIVING ROOM

A stunning large reception room with sitting and dining areas, feature fireplace and bay window to the front.

KITCHEN

With a range of stylish wall and base units with granite worktops and island with oak worktop and breakfast bar. Electric hob, integrated oven, microwave and dishwasher

BEDROOM

A large bedroom with windows on two sides.

SECOND FLOOR

RECENTLY RENOVATED BATHROOM

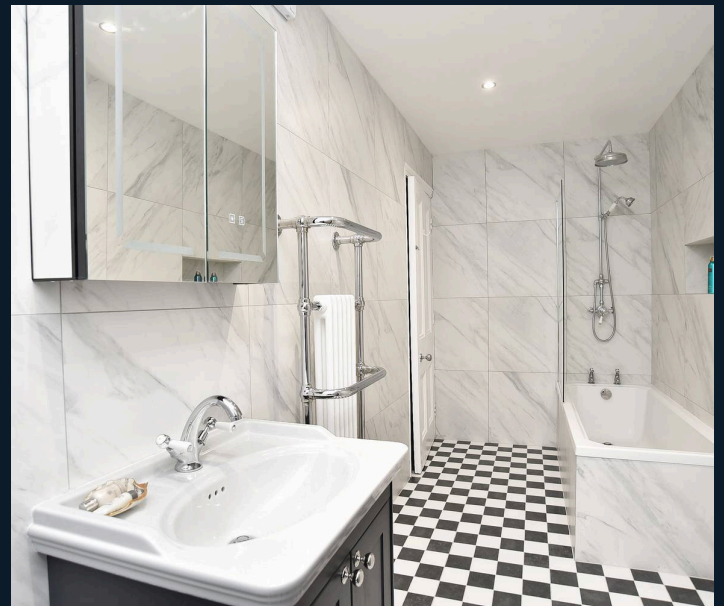
With a white suite comprising WC, basin and bath with shower above. Utility cupboard with space and plumbing for washing machine and tumble dryer.

BEDROOMS

There are three bedrooms on the second floor. The main bedroom has an ensuite shower room.

RECENTLY RENOVATED EN-SUITE

With WC, basin and shower.





Total Area: 174.4 m<sup>2</sup> ... 1878 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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