

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

verityfearson.co.uk



Flat 3, 1 Park Avenue, Harrogate, North Yorkshire, HG2 9BQ

£360,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

Flat 3, 1 Park Avenue, Harrogate, North Yorkshire, HG2 9BQ

A well-presented two-bedroom first-floor apartment, forming part of an attractive period building and enjoying a prime position just a short walk from the centre of Harrogate, with delightful views over the adjoining Stray.

This appealing apartment occupies a particularly desirable location, combining the character of a period property with the convenience of town-centre living.

The accommodation is well proportioned throughout and includes two double bedrooms, a quality fitted kitchen and a spacious reception hallway. A further benefit of the property is a single garage, which is a rare feature for such a central location.





FIRST FLOOR

The accommodation is accessed via a spacious reception hallway with fitted storage cupboards and plumbing for a washing machine.

The sitting room is a delightful dual-aspect reception space, featuring an attractive fireplace and enjoying lovely views over the adjoining Stray, creating a bright and welcoming living area.

The kitchen is well equipped and fitted with granite worktops and a range of quality units, together with an integrated double oven, gas hob and fridge.

There are two good-sized double bedrooms, both well presented, and a modern shower room which includes a bath and a separate shower.

OUTSIDE

The property has the benefit of a single garage, providing secure parking or useful storage.

AGENTS NOTE

The property is long leasehold with an original lease term of 999 years.

Service charge: approximately £200 per annum

Ground rent: £50 per annum

Subletting (renting) is not permitted

Tenure - Freehold

Council Tax Band - C



Total Area: 72.3 m² ... 778 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.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk