

## 23 Harlow Oval, , Harrogate, HG2 0DS

- Spacious first-floor apartment (approx. 1,200 sq. ft.)
- Two generous double bedrooms with fitted wardrobes
- Stylish modern kitchen with integrated appliances
- Contemporary en-suite and main bathroom with freestanding bath
- Desirable Harlow Oval location near Cold Bath Road
- Recently refurbished to a high standard
- Private balcony accessed from the main bedroom
- Large sitting room with bay window and feature fireplace
- Allocated off-road parking space
- Council Tax Band D

**Guide Price £450,000**



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## DESCRIPTION

Located in the charming area of Harlow Oval, this splendid first-floor apartment offers a delightful blend of comfort and modern living. Spanning approximately 1,200 square feet, the spacious layout features two well-appointed bedrooms and two bathrooms, making it an ideal choice for couples or small families.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into the heart of the home. The highlight of this property is undoubtedly the private balcony, accessible through elegant French doors from the main bedroom. This outdoor space is perfect for enjoying a morning coffee or unwinding in the evening.

The main bedroom is generously sized and boasts fitted wardrobes, complemented by a stylish en suite bathroom that adds a touch of luxury. The second double bedroom is equally spacious and also features fitted wardrobes, ensuring ample storage for your belongings.

Recently refurbished by the current owners, this apartment combines contemporary design with practical living. The property also includes an allocated off-road parking space, providing convenience in this sought-after location.

Situated just a short distance from Harrogate town centre, residents can enjoy easy access to a variety of shops, restaurants, and local amenities. This apartment is not just a home; it is a lifestyle choice in one of Yorkshire's most desirable towns.



### EPC

Energy rating D

This property produces 5.8 tonnes of CO2

### Material Information - Harrogate

Tenure Type: Leasehold

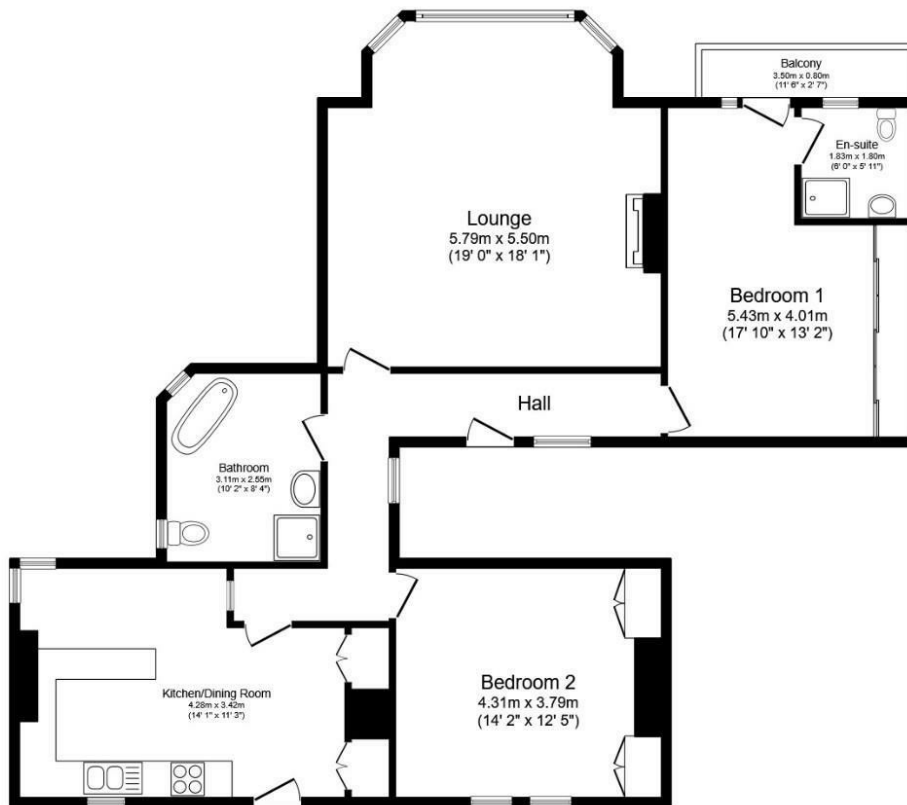
Leasehold Years remaining on lease: 981

Leasehold Annual Service Charge Amount £1,320

Leasehold Ground Rent Amount £

Council Tax Banding: D





Total floor area 111.1 m<sup>2</sup> (1,196 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

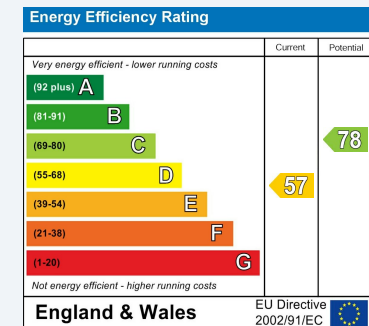
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.