



Flat 3, 4 Hyde Park Road, Harrogate

£179,950



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A spacious and well-presented two-bedroom second-floor apartment situated in this most convenient location in the heart of Harrogate town centre. The apartment occupies the entire top floor of this attractive period property and offers generous accommodation with a sitting room, well-equipped kitchen, two good-sized bedrooms and a modern bathroom. There is also a spacious hallway which could be used as a dining area or workspace. The property is situated in a superb town-centre location, being just a short walk from the many varied shops and amenities within Harrogate town centre. Offered for sale with no onward chain.

AGENT'S NOTE

Long leasehold. With share of freehold.

Cost of maintaining and insuring the building split three ways between flats in building.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



ACCOMMODATION

GROUND FLOOR WELL-PRESENTED COMMUNAL HALLWAY
With stained-glass entrance door and stairs leading to the upper floors.

FIRST FLOOR A private door leads to Apartment 3 with reception area and stairs leading to -

SECOND FLOOR

DINING HALLWAY A spacious hallway with room for a dining table and chairs, or potential to be used as a study area.

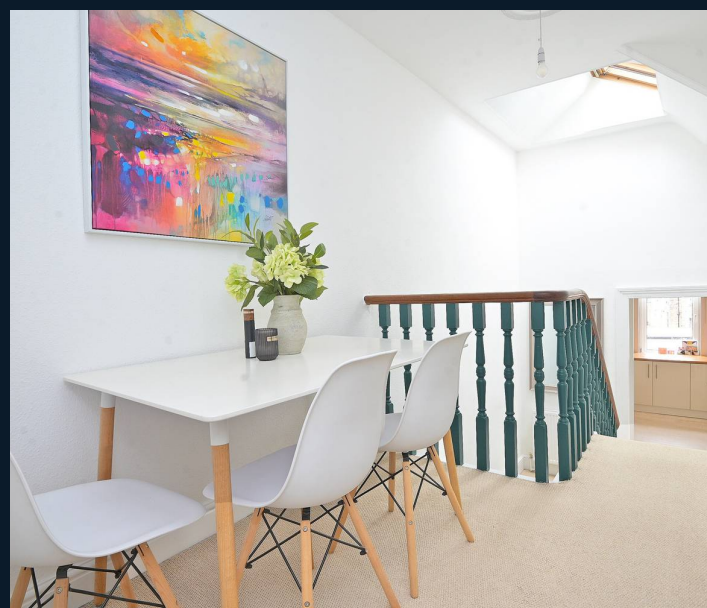
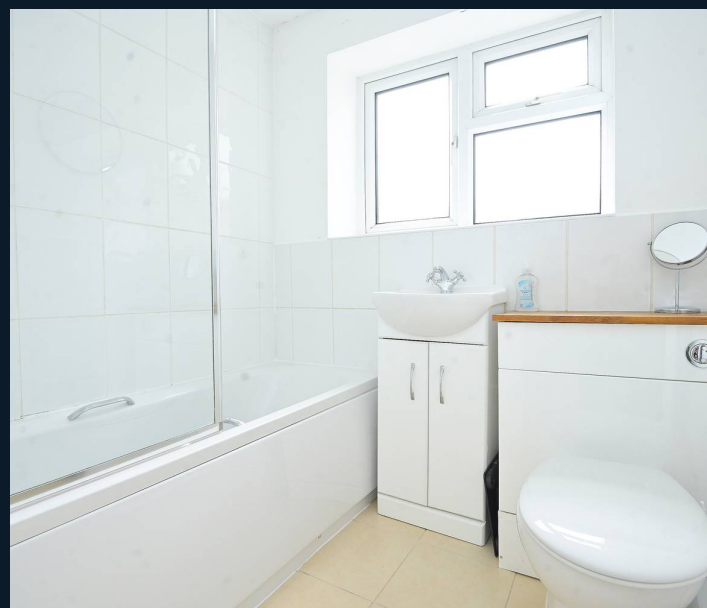
SITTING ROOM A generous reception room with window to front and attractive fireplace.

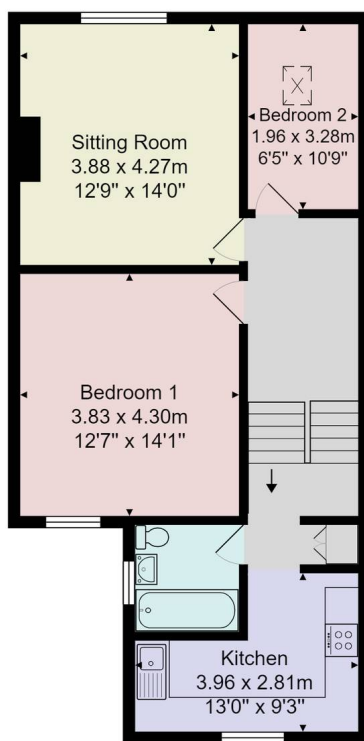
KITCHEN A modern fitted kitchen with a range of wall and base units and work surfaces. Electric hob with extractor hood above and integrated electric oven. Plumbing for washing machine and space for a fridge. Window to rear.

BEDROOM 1 A large double bedroom with window to rear. Fitted wardrobes

BEDROOM 2 A further bedroom with skylight window.

BATHROOM Modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Window to side and tiled floor.





Total Area: 67.6 m² ... 727 ft²

All measurements are approximate and for display purposes only.

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