



Flat 2, 12 Royal Crescent, Harrogate

Harrogate

Guide Price £250,000



MYRINGS



Flat 2

12 Royal Crescent, Harrogate

Bright & Stylish 1-Bed Flat Near Harrogate Town Centre & The Stray Step into this beautifully presented, naturally bright first-floor one-bedroom flat, perfectly positioned just off vibrant Leeds Road and only a short walk from Harrogate town centre.

Council Tax band: B

Tenure: Leasehold

- BEAUTIFULLY PRESENTED FIRST-FLOOR FLAT
- BRIGHT AND SPACIOUS OPEN-PLAN LIVING AREA
- ELEGANT BAY WINDOW WITH VIEWS OF THE STRAY
- HIGH CEILINGS & REFINED CORNICING
- CONTEMPORARY KITCHEN WITH SLEEK FITTED CABINETS
- LUXURIOUS DOUBLE BEDROOM WITH BUILT-IN STORAGE
- MODERN BATHROOM WITH STANDALONE BATHTUB & WALK-IN SHOWER
- FULLY FUNCTIONING FEATURE FIREPLACE
- GAS CENTRAL HEATING THROUGHOUT
- SHORT WALK TO HARROGATE TOWN CENTRE

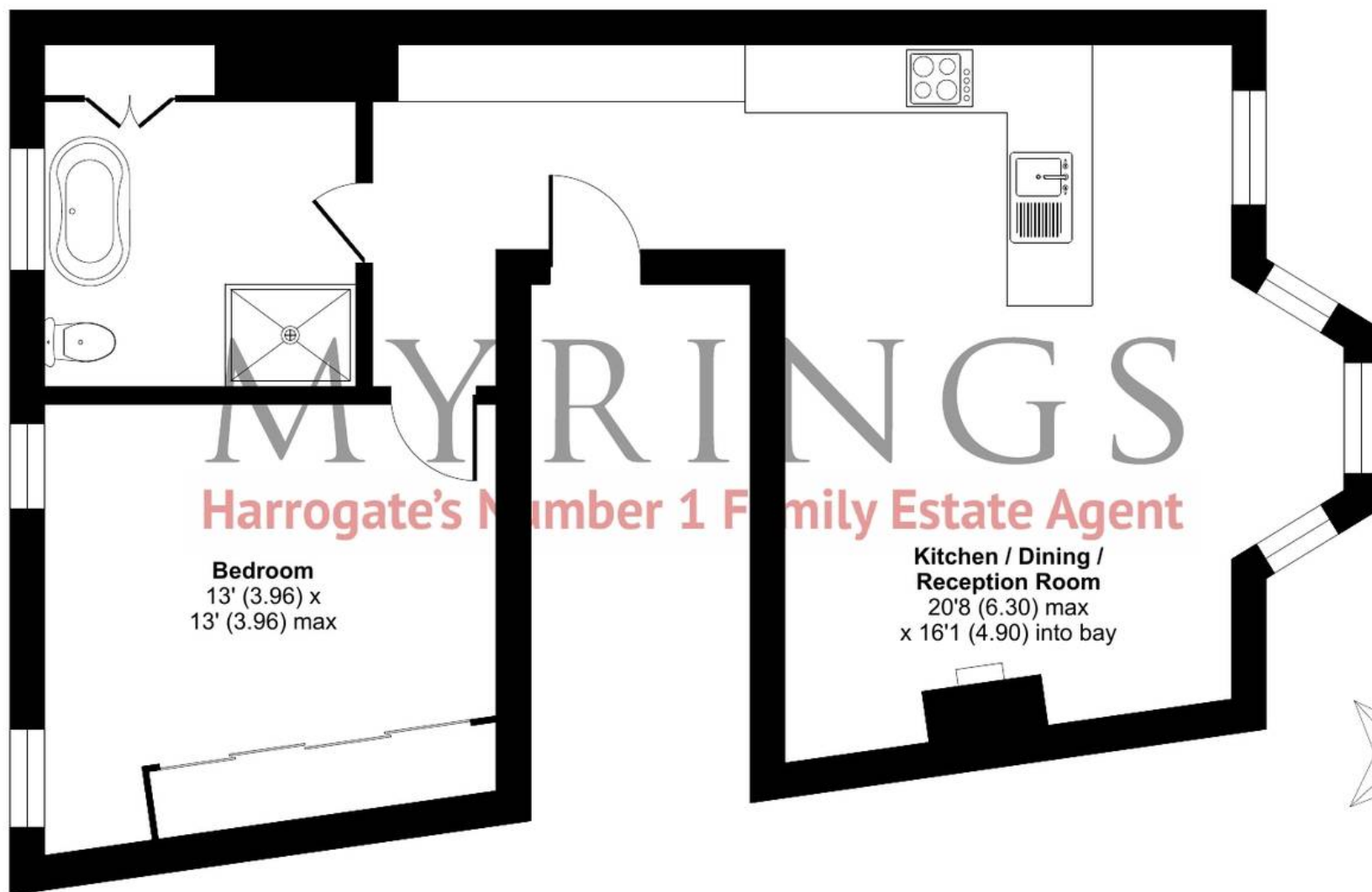
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Royal Crescent, Harrogate, HG2

Approximate Area = 614 sq ft / 57 sq m

For identification only - Not to scale



Bedroom
13' (3.96) x
13' (3.96) max

**Kitchen / Dining /
Reception Room**
20'8 (6.30) max
x 16'1 (4.90) into bay

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © n!checom 2025.
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