



30a. Commercial Street, HARROGATE HG1 1AX

welcome to

30a. Commercial Street, HARROGATE

A well-appointed two-bedroom second-floor apartment, ideally situated in the heart of Harrogate town centre. The accommodation briefly comprises a secure communal entrance hall with intercom system, private entrance hall, a good-sized kitchen/living room, two bedrooms, and a house bathroom

Ground Floor

Communal Entrance Hall

Communal entrance hall with security intercom and stairs to the second floor accommodation.

Second Floor

Entrance Hall

With a private exterior door, doors to all rooms, radiator and a useful Utility cupboard with space and plumbing for a washing machine.

Kitchen/Living Room

A generously proportioned living room incorporating a stylish open-plan kitchen area, fitted with a range of modern wall and base units complemented by coordinating work surfaces. The kitchen features an inset sink and drainer, integrated oven and gas hob with extractor hood above, and space for a fridge/freezer. A cupboard houses the boiler, while two radiators provide ample warmth. The room is flooded with natural light from two side-facing double-glazed windows and a front-facing double-glazed bay window, which enjoys views over the surrounding area.

Bedroom One

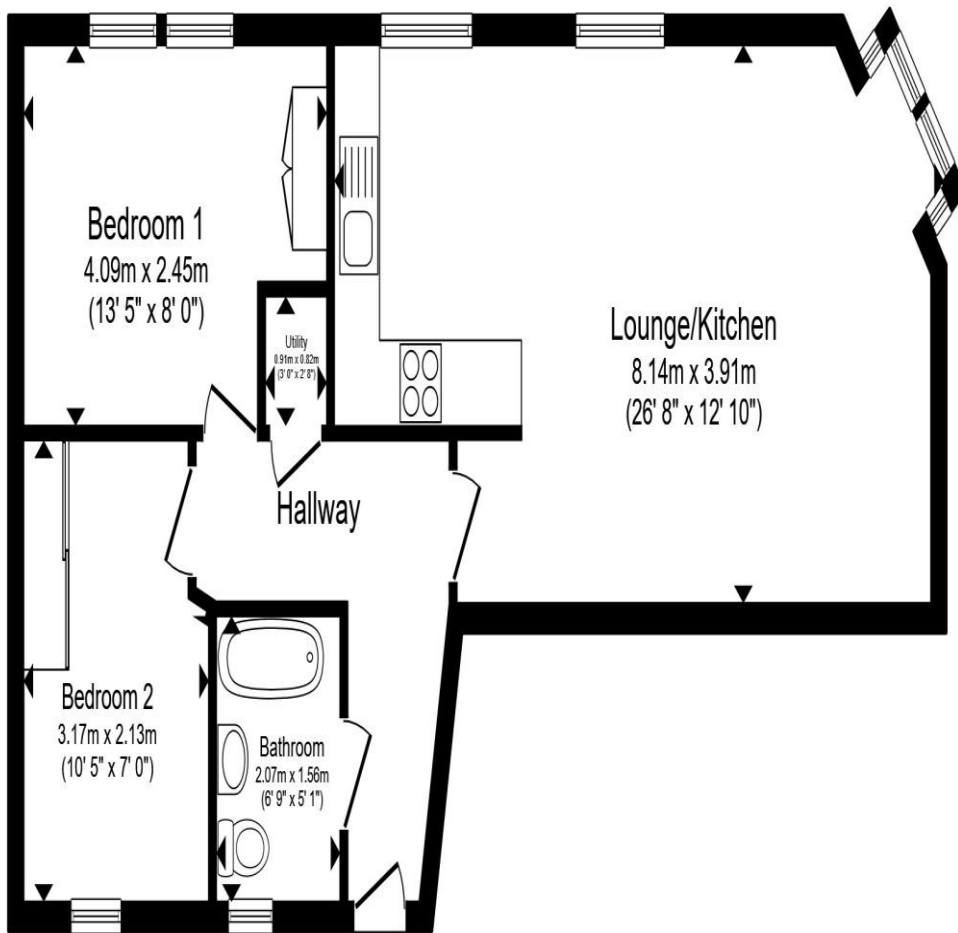
A good sized master bedroom with two side facing double glazed windows and a radiator.

Bedroom Two

A further double bedroom with a radiator and side facing double glazed window.

Bathroom

A stylish bathroom fitted with a modern suite comprising: bath with shower over, pedestal wash basin, W.C, tiled walls and floor, mirrored wall cabinet, heated towel rail and double glazed window to the side aspect.



2nd Floor

Total floor area 58.2 m² (626 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.propertybox.io



welcome to

30a. Commercial Street, HARROGATE

- CENTRAL HARROGATE LOCATION
- Two bedroom second floor apartment
- Well presented throughout
- Modern fitted kitchen
- Open plan living arrangement

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 2280.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



view this property online [williamhbrown.co.uk/Property/HRG107149](https://www.williamhbrown.co.uk/Property/HRG107149)



Property Ref:
HRG107149 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)