







# Knaresborough Road, Harrogate, HG2 7LY

- Superb first-floor two double bedroom apartment
- Unique position with no neighbours above or below
- Newly fitted kitchen with breakfast bar and integrated appliances
- Modern house shower room with double shower enclosure
- Allocated parking, visitor parking and communal gardens
- Recently refurbished to a high standard throughout
- Spacious open-plan living and dining area
- Principal bedroom with fitted wardrobes and en-suite shower room
- Fully boarded loft storage with lighting

## Guide Price £210,000

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A superbly presented and recently refurbished two double bedroom first-floor apartment, forming part of this purpose-built development and benefiting from allocated off-road parking. Offering a particularly appealing feature, the apartment occupies a unique position within the building, with no neighbours above or below, providing an added sense of privacy and tranquillity.

Having undergone an extensive programme of refurbishment by the current owner, the property is finished to a high specification throughout and offers stylish, contemporary accommodation. Ideally positioned for convenient access to the hospital, The Stray, Harrogate town centre and the wide range of amenities along Knaresborough Road.

The accommodation briefly comprises: a secure communal entrance with entry system and staircase leading to the first-floor landing. A private entrance opens into a welcoming hallway with a useful large storage cupboard. The impressive open-plan living space incorporates a newly fitted kitchen with breakfast bar and a range of brand-new integrated appliances, together with a separate cupboard housing the newly installed boiler.

There are two generous double bedrooms, with the principal bedroom benefiting from newly fitted wardrobes, matching chest of drawers and a contemporary en-suite shower room. Completing the accommodation is a stylish modern house bathroom featuring a spacious double shower enclosure.

Further benefits include loft access via a pull-down ladder, leading to a fully boarded loft space with lighting, providing excellent additional storage.

Externally, the property enjoys access to well-maintained communal lawned gardens, an allocated parking space, additional visitor parking and a secure communal bicycle store.

An ideal purchase for first-time buyers, professionals or investors alike, this impressive apartment combines modern living, excellent presentation and a convenient location. Offered with no onward chain.









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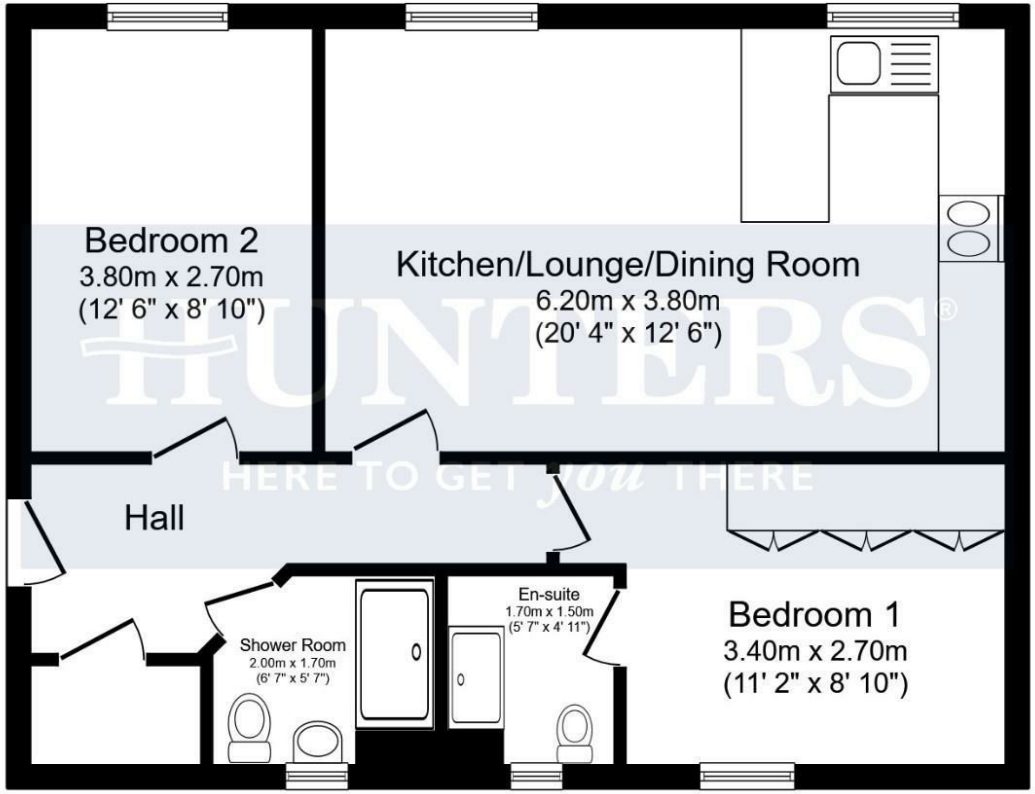


Total floor area 57.6 sq.m. (620 sq.ft.) approx

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**Viewings**

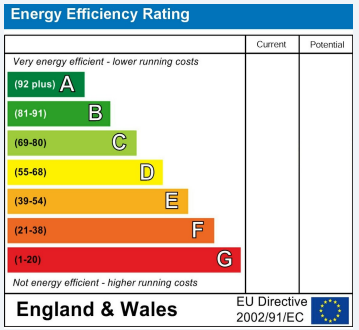
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**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.

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The Property Ombudsman

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