



## 34, Harrogate HG2 0HB

- AVAILABLE TO THE MARKET CHAIN FREE
- Stunning bespoke kitchen with double doors to balcony
- Wealth of charm & character to include high ceilings & sash windows
- Refurbished to a very high standard
- Immediate access to the town centre amenities, Cold Bath Road & Otley Road
- Exceptional first floor apartment close to the stray
- Superb main bedroom with luxury en-suite
- Attractive communal gardens, allocated parking & visitors parking
- Generous & flexible accommodation
- Council Tax Band E

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**

**Guide Price £675,000**



# 34 Harrogate HG2 0HB

## DESCRIPTION

An opportunity to purchase a truly stunning three double bedroom apartment, with balcony, occupying the whole of the first floor of this exclusive stone built residence, on an attractive tree lined street, with immediate access to the Stray, Cold Bath Road and town centre with the wide ranging amenities on offer.

Having undergone a programme of refurbishment by the current owners to a very high standard, the accommodation offers flexible living space throughout and comprises: Communal entrance and stairs to the first floor, private entrance hall with large utility cupboard housing the recently fitted boiler, lounge with dual aspect sash windows and feature fireplace and dining room with sash bay window. Central to the property is the kitchen with bespoke floor to ceiling units, granite work tops, integrated appliances and double doors opening to a balcony overlooking Queens Road, a sitting room/bedroom accessed via both double doors from the kitchen and the hallway with bespoke shelving and cupboards, housing a hidden pull down wall bed, two further bedrooms, bedroom one with luxury en-suite shower room, fitted wardrobes and dual aspect sash windows and further main luxury shower room.

To the outside are attractive and well maintained communal gardens, along with an allocated parking space and further visitor parking.

We recommend an early viewing to fully appreciate exactly what this stunning home has to offer along with the amazing central location.

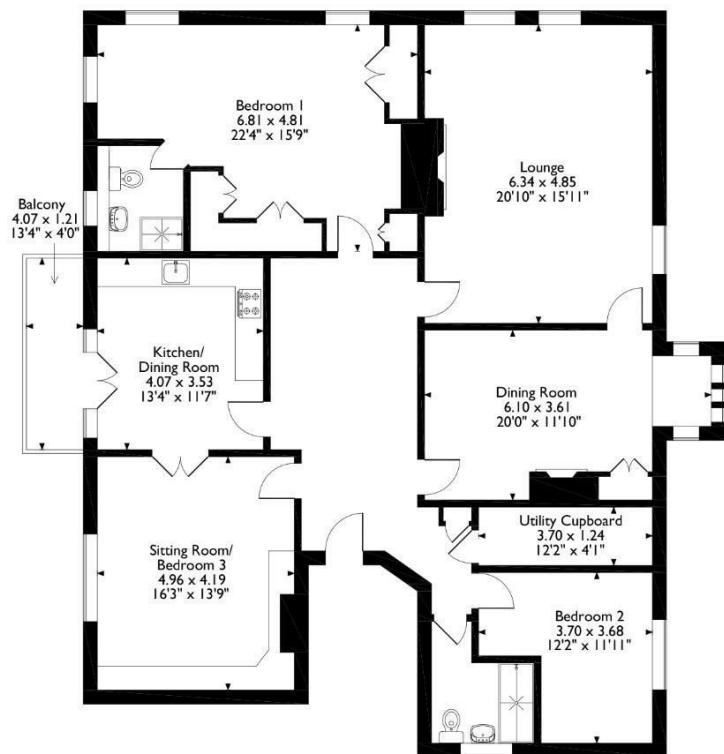








St. Kevins Court, Flat 2, 34, Queens Road, Harrogate, HG2 0HB  
Approximate Gross Internal Area  
166 Sq M/ 1787 Sq Ft



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## EPC

This property produces 7.2 tonnes of CO2  
Energy rated: D

## Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 104

Leasehold Annual Service Charge:

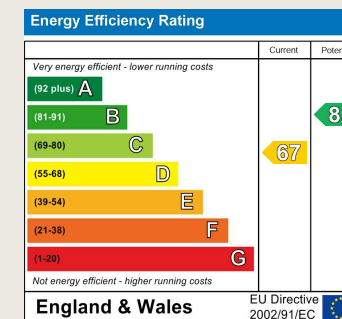
£740.00

Leasehold Ground Rent: £15 rising to £45

Council Tax Banding: D

## 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.

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