



£250,000 Guide Price

High Street, Harrogate

Flat | 2 Bedrooms | 1 Bathroom

01423 276100

N  
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# Step Inside

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## Property Description

A spacious two bedroom ground floor apartment with LARGE GARDEN and PARKING situated in the convenient and popular village of Spofforth within easy reach of both Harrogate and Wetherby.

## Main Particulars

A spacious two bedroom ground floor apartment with large garden and parking situated in the convenient and popular village of Spofforth within easy reach of both Harrogate and Wetherby.

This unique home is offered with gas fired central heating and uPVC double glazing and comprises; communal hall giving access to both ground and first floor apartments, entrance hall with useful storage cupboard, light and airy living/dining room with feature cast iron fireplace, two good size bedroom, the master bedroom having fitted wardrobes, shower room and a breakfast kitchen with stable door to the rear providing its own separate access.

Outside and to the rear a block paved driveway provides off street parking and leads to a large lawned garden with timber summer house.

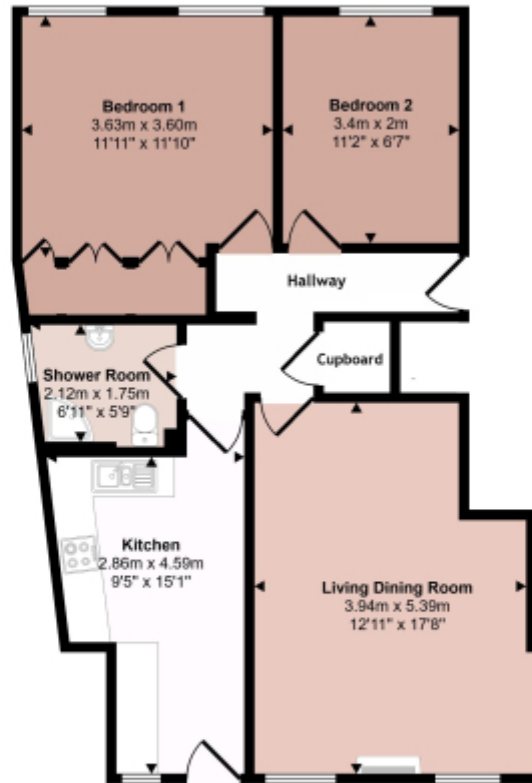
Spofforth is a sought-after village situated between Harrogate and Wetherby and has excellent local amenities including shop and a pub. There is easy access to the A1(M) which provides easy access to the national motorway network beyond.

Tenure: Leasehold (973 years)

External repairs shared with top floor flat, only the 2 properties contribute. The freehold is owned by flat 1 and 2 with the flat 1 share being transferred to the purchaser so no external landlord.



Approx Gross Internal Area  
70 sq m / 755 sq ft



Floorplan

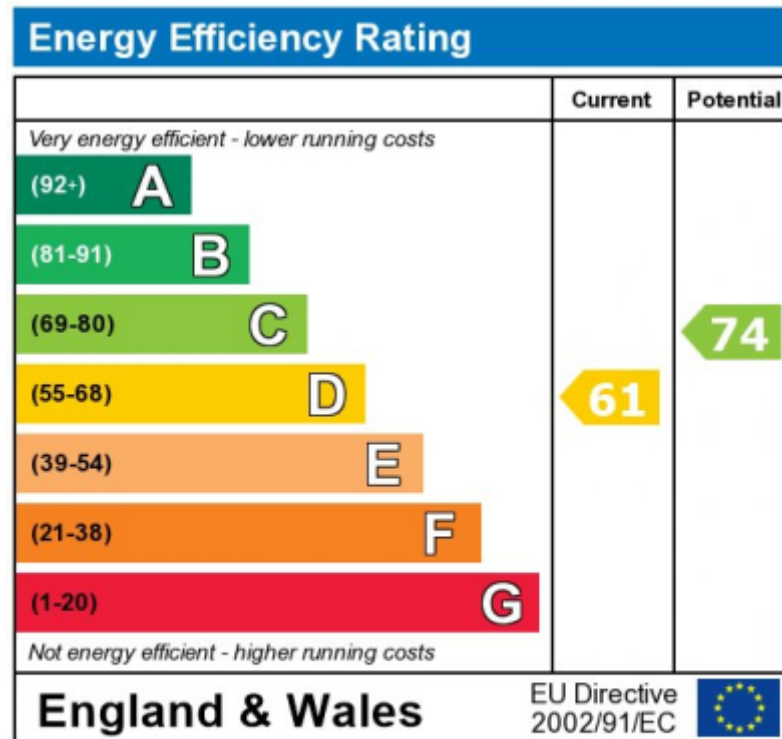
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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