



2 Bedroomed Ground Floor

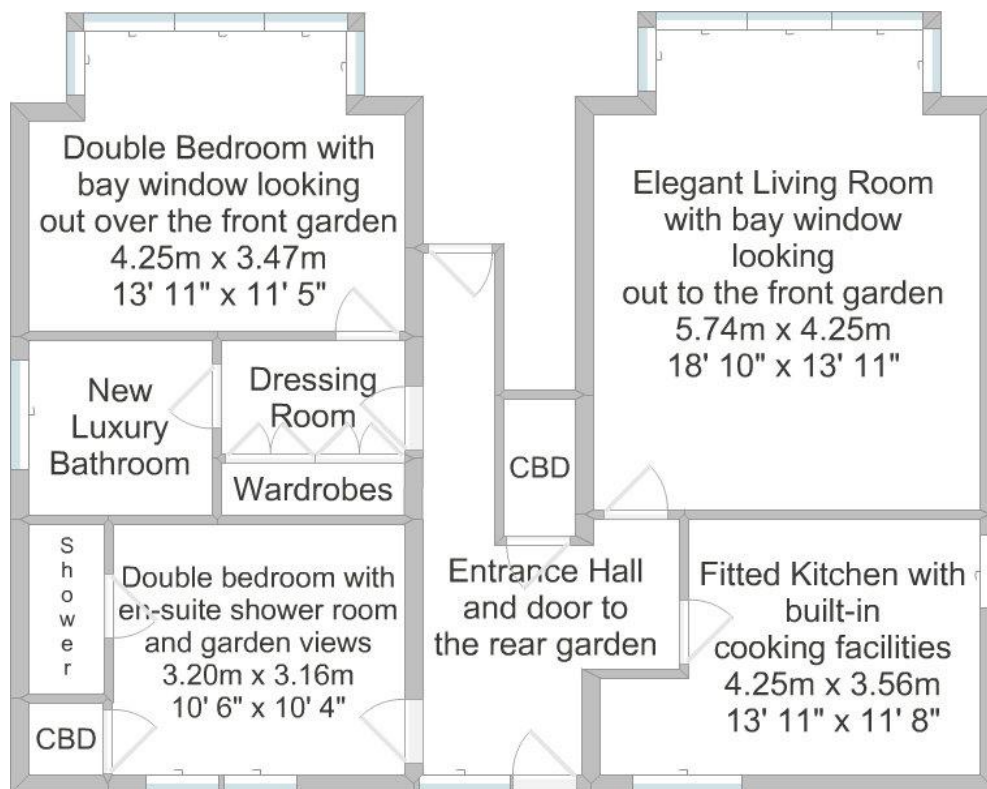
Offers around £325,000

Apartment 1, 23 South Drive

Harrogate, HG2 8AT



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On turning into South Drive you will be immediately struck by the lovely buildings and surroundings, and an increasing feeling of calm as you come away from the main Leeds Road and travel down towards the parkland of The Stray.

Through the gates, down the slate path through the front garden, and you will arrive at the impressive entrance to this beautiful building. This apartment is full of character, with lots of thoughtful design touches to make the most of the space, and has ample room for a family to come home to.

Large bay windows let in plenty of natural light, and the current owners have cared for and improved the property over the years, creating a home that is ready to move into straight away.

Two double bedrooms, one with a dressing room and bathroom, the other with an en-suite shower room and built-in storage, form one side of the property, whilst on the other side is a large living room and family kitchen. The entrance hall runs through the middle, and opens out to the private garden and patio to the rear.

The location of this home really is difficult to beat, with 200 acres of protected parkland at Harrogate Stray a matter of moments from the front door, and the centre of town a short stroll away. This is a not-to-be-missed home of real quality, call today to book your appointment to view.

Surroundings

South Drive is one of the most desirable addresses in the area, almost within sight of the famous Harrogate Stray, and within a mile of the town centre, excellent schools and shopping, including the new Marks and Spencer Food store. It is superbly positioned for commuting by road or rail to Leeds, York and beyond, and is within ten miles of Leeds Bradford International Airport.

Services

The property is connected to metered water, gas and electricity. Cabling for Sky, Virgin Media and BT services are already installed, and broadband internet speeds of up to 152Mb/s are available. A service charge of £60 per month applies, covering the maintenance and insurance of the building. Ground rent of £100 per year is also payable. Apartment 1 will be available on a 999 year lease from completion of the sale.

Directions

From Harrogate town centre drive along the A61 Station Parade to the junction with York Place, where you should turn right and then take the left hand lane coming down to the Prince of Wales roundabout. Turn left onto Leeds Road with Harrogate Stray on your left. At the next roundabout take the first exit onto South Drive and look for our For Sale board on the left hand side.

Energy Efficiency Rating: E

Tenure: Leasehold

Council Tax Banding: C - £1479 p.a.

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