



ST. GEORGES ROAD,
HARROGATE, HG2
9BP
£235,000
2 Bedroom Flat
EPC Rating: D



A very well presented two bedroom first floor apartment located to the South side of Harrogate close to local shops and transport links. The property briefly comprises of entrance hall, open plan kitchen to the lounge area, two bedrooms and the house bathroom. An internal inspection is highly recommended as the property has been finished to a very high standard.

This immaculate luxury apartment is located to the desirable South side of Harrogate within easy access of the town centre and Hornbeam Park railway station which provides regular service to Leeds and York stations, both of which offer frequent and direct trains to London's Kings Cross and Edinburgh.

The location is ideal for the commuter with easy access to Leeds, York and Bradford along with the A1(M) which is approximately 8 miles to the East. Leeds Bradford International Airport is approximately 13 miles to the South West for travel further afield. For more local travel the regular bus service on Leeds Road provides transport to Harrogate town centre, Leeds City centre and Ripon City centre.

Within the immediate vicinity is the shopping parade on Leeds Road which provides an array of shops for everyday essentials. Outstanding schools such as Harrogate Grammar, St. Aiden's and Oatlands are within a short walk away along with the famous Stray which provides an expanse of open area with Harrogate town centre just beyond.

ACCOMMODATION

ENTRANCE HALL

With a storage cupboard and a boiler cupboard with plumbing for a washing machine. Video entry system.

LOUNGE (4.33 x 4.35m)

With three double glazed windows to the front. Open to the kitchen having recessed lights, space for a dining table and a radiator.

KITCHEN

Fitted with a range of base and wall units with work surfaces over. Single drainer sink. Integrated fridge/freezer. Induction hob, built in oven and extractor hood. Recessed lights.

MASTER BEDROOM (3.06 x 2.84m)

With a double glazed window to the rear. Recessed lights and a radiator.

BEDROOM TWO (2.69 x 3.27m)

With a double glazed window to the side and a radiator.

BATHROOM

A white three piece suite comprising a panelled bath with shower over, wash hand basin and low level W.C. Tiled floor, under floor heating and a radiator. Double glazed window to the side.





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	66	75	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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