



Grosvenor Buildings,
Crescent Road,
Harrogate, HG1 2RT
£300,000
2 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

Located in a sought after location in Harrogate town centre, lies this stunning two bedroom, two bathroom apartment with allocated parking. Being situated on the first floor, the apartment benefits from lovely views overlooking Crescent Gardens, while also having easy access to Harrogate's many restaurants and shops and a short walk to Harrogate train station.

The property is stylishly finished with high ceilings, flows extremely well and briefly comprises of; communal entrance hall with stairs leading to first floor, private entrance hall with video entry phone system, spacious and bright living room with views over Crescent Gardens, modern dining kitchen with integrated appliances and granite worktops, master bedroom with integrated wardrobes and ensuite shower room, second double bedroom and a tiled house bathroom. The apartment also benefits from an allocated parking space, communal bike store and electric panelled heating. A viewing is recommended is truly appreciate the space and finish of the apartment.

ENTRANCE HALL

Entrance door, telephone entry system and electric radiator.

LOUNGE

Double glazed sash window to front, electric radiator and recessed lighting.

DINING KITCHEN

Fitted wall and base units with work surfaces over, double drainer sink, built in electric oven and hob with extractor hood over, built in fridge and freezer, built in washing machine, tiled splashbacks, tiled flooring, recessed lighting, electric radiator and double glazed sash window to front.

MASTER BEDROOM

Two double glazed sash windows to front, recessed lighting, boiler cupboard and electric radiator.

ENSUITE WET ROOM

White suite comprising shower area, low level WC, hand wash basin, tiled walls and flooring, heated towel rail and extractor fan.

BEDROOM TWO

Double glazed sash window to rear, recessed lighting and electric radiator.

BATHROOM

White three piece suite comprising panelled bath, hand wash basin, low level WC, part tiled walls, heated towel rail and extractor fan.

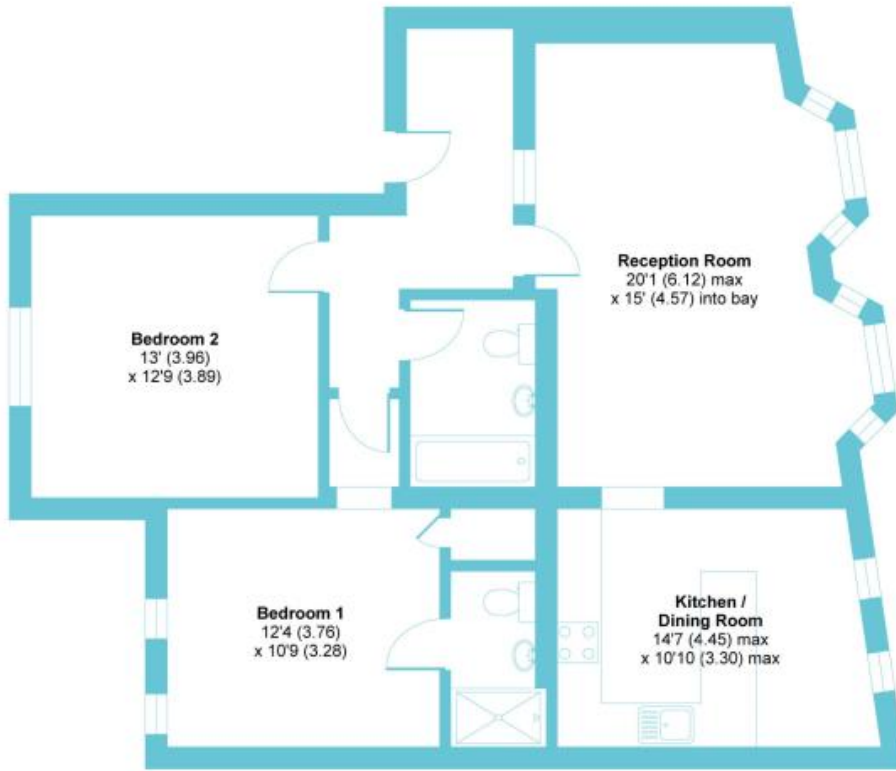
OUTSIDE

Allocated parking space.



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APPROX. GROSS INTERNAL FLOOR AREA 977 SQ FT 90.8 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	71	76	77
England & Wales	EU Directive 2002/91/EC	England & 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.

Additional Information

AGENTS NOTE: We are advised that the property is leasehold with a service charge of £1,187.60 approx per 6 months and a ground rent of £100pa. We await confirmation of the lease length.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreement.