

Floor Plan _____



Council Tax Band Tenure Freehold

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2 Bedroom Apartment - Duplex

A modern kitchen with light wood cabinetry, a black countertop, a stainless steel oven, and a large window. The kitchen features a light-colored wooden floor and a white subway tile backsplash. A large window on the right side provides natural light. The overall design is clean and contemporary.



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Description

With gas fire central heating, the living accommodation comprises secure communal entrance hall leading to private entrance door and hallway, to your left is the spacious bay fronted lounge with high ceilings and character features, gas living flame fireplace and views overlooking the old Swan hotel.

There was a spacious dining in kitchen with integrated appliances, including fridge freezer dishwasher, four gas hob and single oven. There is a separate w/c with handbasin and a door leading into the utility room which also offers useful storage.

From the entrance hall stairs lead down to the lower ground floor where there is the master bedroom with dressing area with fitted wardrobes and a useful storage cupboard , ensuite shower room with walk-in shower hand basin, w/c and a centrally heated towel, second double bedroom, spacious third bedroom and house bathroom with shower over the bath, hand basin, w/c and a centrally heated towel.

Benefiting from the central location outside the property are communal gardens which are maintained and to the rear there is a fully secure via electric gate parking space which is allocated and the closest to the back door entrance.

With a superb location in central town you are within walking distance of Harrogate's town centre and it's wide range of local amenities bars, restaurants, variety of shops, and fantastic transport links via bus to Leeds to Knaresborough and Ripon. The rail links are fantastic for commuters with links to Leeds York and with several direct trains to London King's Cross.

