



**FLAT 2, HARLOW GRANGE**  
Harrogate

**Carter Jonas**

## **FLAT 2, HARLOW GRANGE, OTLEY ROAD, HARROGATE, HG3 1PT**

Ground floor apartment · Two bedrooms · Two new bathrooms · Newly fitted breakfast kitchen · Two parking spaces · Communal patio area · Statement building · Quiet location

This delightful apartment has been updated to an extremely high standard and boasts many of the buildings original character and charm including high cornice ceilings and has the added advantage of two allocated private parking spaces.

The accommodation briefly comprises a spacious sitting room with bay window and feature fireplace, a beautifully appointed dual aspect breakfast kitchen with Aga, large principal bedroom with fitted wardrobes and a modern en suite shower room, second bedroom/study and modern family bathroom.

The property occupies a much sought after residential location within walking distance of excellent amenities on Otley Road with a regular bus service to the town centre of Harrogate which hosts an excellent range of amenities and leisure facilities.

The apartment is only a short stroll to Harlow Carr Gardens and is ideally placed to take full advantage of the delightful walks through the Pine Woods and Valley Gardens.

**A RARE OPPORTUNITY TO ACQUIRE THIS IMPRESSIVE AND EXTREMELY SPACIOUS GROUND FLOOR APARTMENT SITUATED IN THIS MAGNIFICENT STONE BUILT DETACHED MANOR HOUSE, POSITIONED IN THIS EXCLUSIVE DEVELOPMENT TUCKED AWAY AT HARLOW HILL AND ENJOYING STUNNING VIEWS OVER OPEN COUNTRYSIDE TOWARDS HARLOW CARR GARDENS AND BEYOND.**





## ADDITIONAL INFORMATION

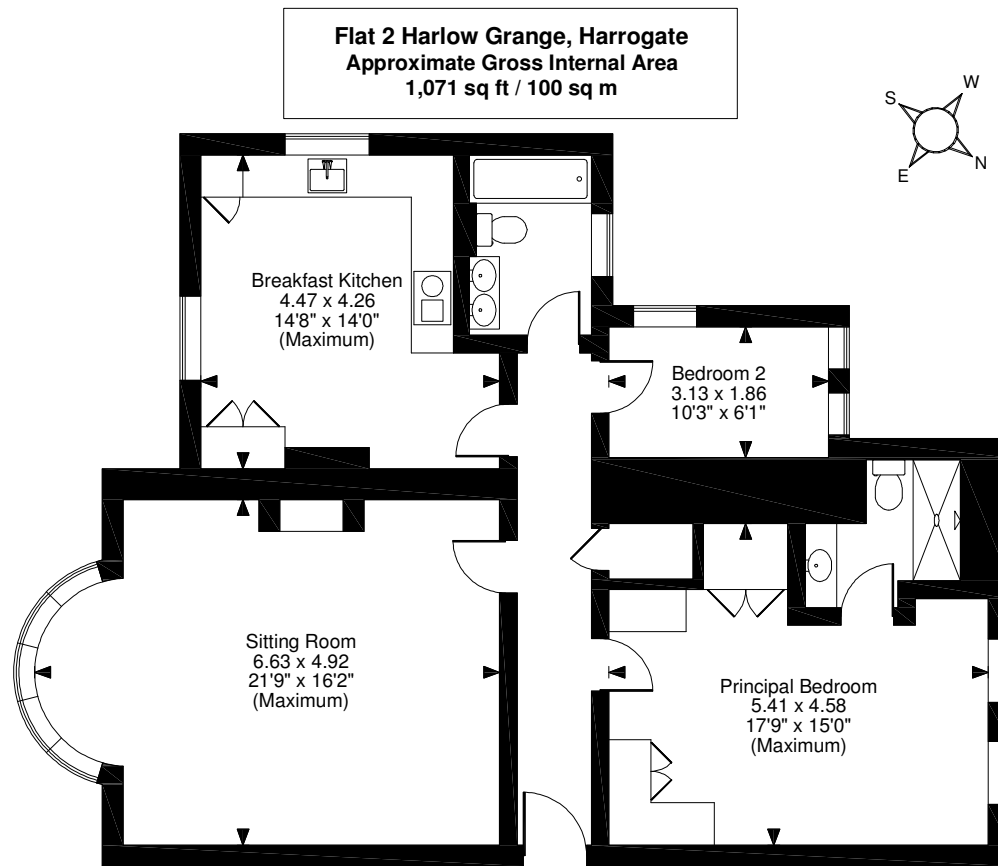
**Tenure:** Share of freehold with a lease of 999 years from 2000. Service charge is usually £100 per month and this includes buildings insurance and sinking fund.

**Council Tax:** Band D

**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - HG3 1PT:** Leave Harrogate town centre on the Otley Road (B6162) and proceed up the hill, as you descend the hill at the crossroads go through the traffic lights and turn immediately right, directly opposite The Pine Marten. Harlow Grange is at the end of this lane.



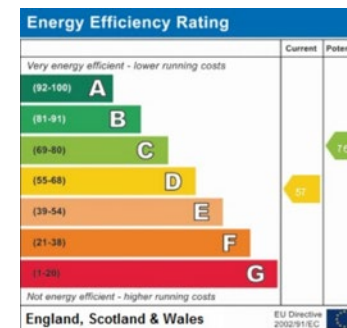


Ground Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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