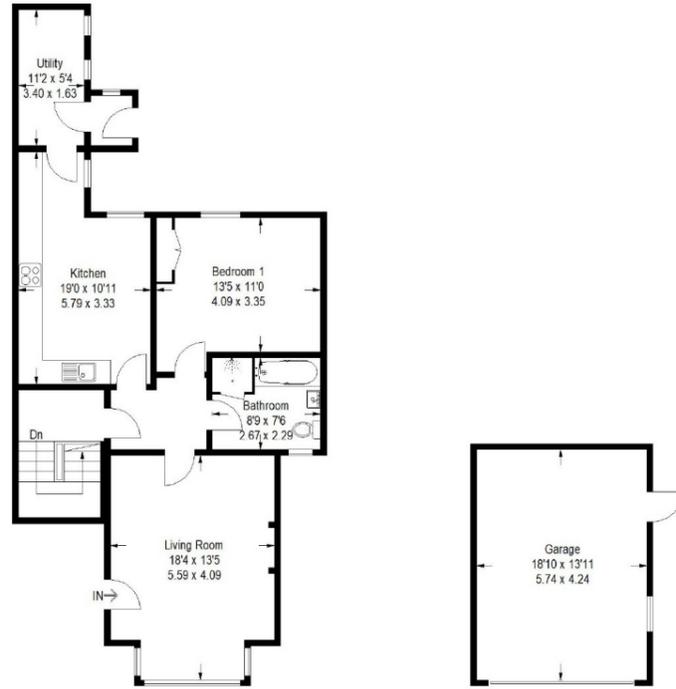




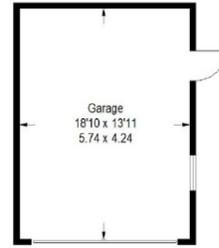
Approximate Gross Internal Area = 115.1 sq m / 1239 sq ft
 Garage = 24.4 sq m / 263 sq ft
 Total = 139.5 sq m / 1502 sq ft



Lower Ground Floor = 35.3 sq m / 380 sq ft



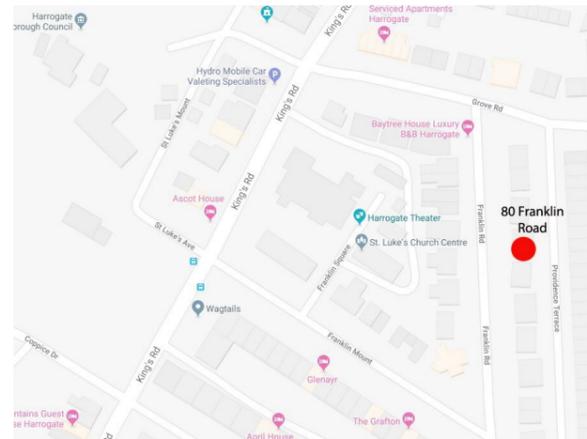
Ground Floor = 79.8 sq m / 859 sq ft



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		75
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

From the town centre proceed along the Kings Road turning right into Grove Road. Take the first right into Franklin Road where number 80 can be found on the left hand side.

Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Flat 1, 80 Franklin Road, Harrogate

£345,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

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ESTATE AGENT GUIDE
2018 : TOP 100

SALES & LETTINGS

Flat 1, 80 Franklin Road, Harrogate, North Yorkshire, HG1 5EN



This completely refurbished three bedroom duplex apartment occupying the ground and lower ground floor of a period property is located along a popular tree lined road within a short walk of Harrogate's town centre, and benefits from having a double garage to the rear.

With private access from the back of the building and communal entrance to the front, the accommodation opens to the impressive bay fronted living room with central feature fireplace and outlook over the attractive shaped lawn garden. An inner hallway leading off the living room branches to a double bedroom with built in wardrobe, luxury bathroom which presents contemporary sanitary ware, bathtub and separate shower enclosure, and spacious dining kitchen that is fitted with stylish units, integrated appliances and granite work surfaces. There is a separate adjoining utility

room which provides access out via the rear lobby to the gated courtyard and double garage with electrically operated door. To the lower ground floor there are two further double bedrooms, one having an en-suite shower room.

Franklin Road is conveniently located close to Harrogate's town centre and only a short walk from the 200 acre Stray Parkland. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for its reputable schools for all ages which are all within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8.1 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
1 minute walk



Main Roads
A1M 8.1 Miles



Train
Harrogate 0.4 of a mile



Airport
Leeds Bradford 12.6 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

All mains services are connected to the property.

Rating Authority

Harrogate Borough Council Tax Band C

Tenure

Leasehold - share of freehold