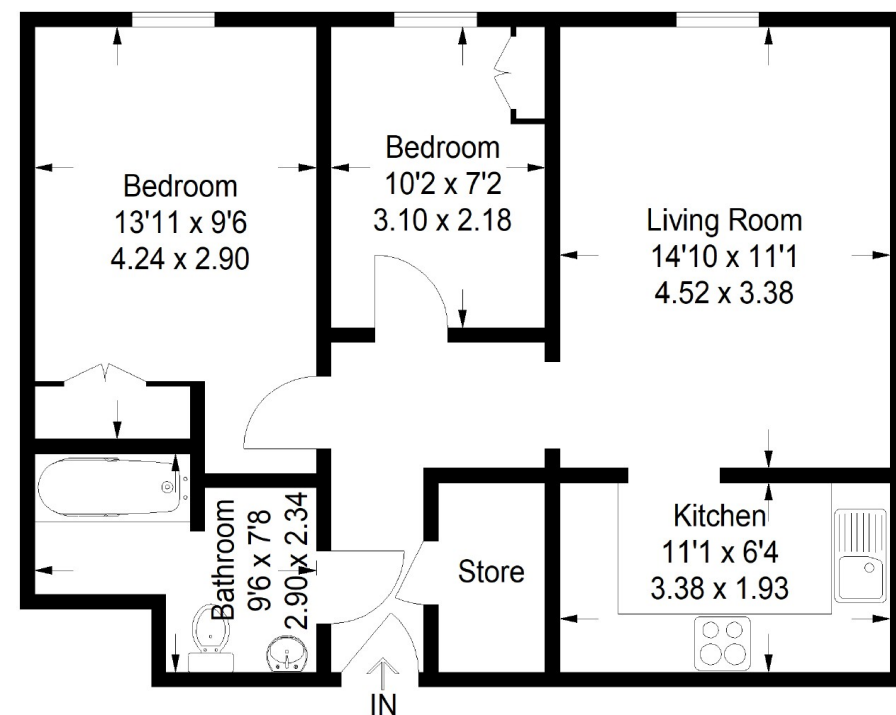
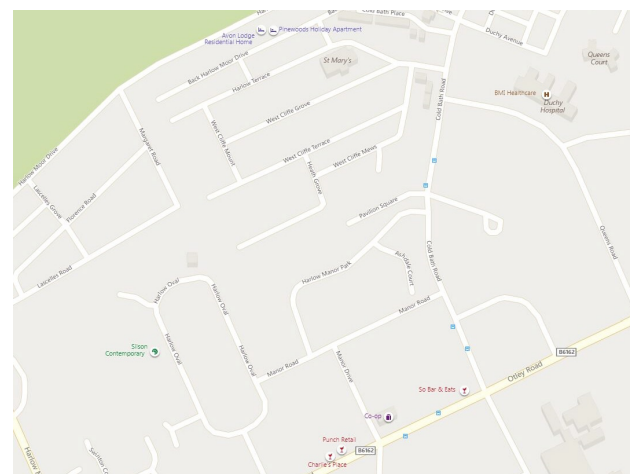
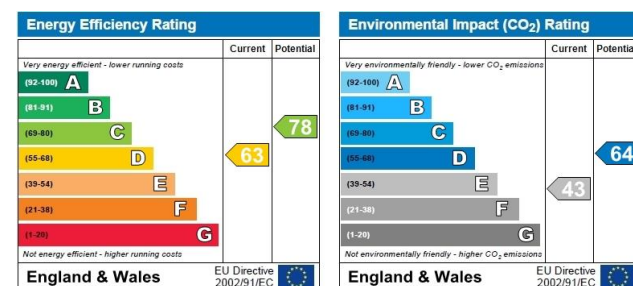


Approximate Gross Internal Area = 57.4 sq m / 618 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 531100)



Viewing arrangements

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

Directions

From the Prince of Wales roundabout proceed along the B6162 Otley Road turning right at the traffic lights into Cold Bath Road then take the second turning on the left into Harlow Manor Park where Oak Tree Lodge can be found on the left hand side.



9 Oak Tree Lodge, Harlow Manor Park, Harrogate

£149,950

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

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

A desirable 2 bedroom ground floor flat enjoying views over the well-tended communal gardens, forming part of this sought after over 55's retirement block of flats located just off the flourishing Cold Bath Road.

The property is accessed via a recently decorated, secure access communal entrance with staircase or lift service to all floors. The apartment itself has a fantastic, convenient position within the block. Well proportioned throughout, it opens into a central hall with a useful storage cupboard. Branching off to the right there is a lovely, bright and airy lounge overlooking the gardens, and a fitted kitchen with a range of units. There are two good sized bedrooms both benefitting from fitted wardrobes, and a house bathroom with an over-

bath shower. The complex also benefits from having a large residents lounge and excellent parking facilities for both residents and guests.

Oak Tree Lodge is conveniently located just off the Cold Bath Road and close to Harrogate's town centre. The 200 acre Stray Parkland is only a few minutes walk away as is the award winning Valley Gardens. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. 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 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
2 minute walk



Main Roads
A1M 8 miles



Train
Harrogate



Airport
Leeds Bradford 12.3 miles

Fixtures & fittings

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

Services

Mains drainage, electric and water are connected to the flat. The heating is electric storage.

Rating Authority

Harrogate Borough Council Tax Band D

Tenure

Leasehold