



Total Area: 54.4 m² ... 586 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

From the Empress roundabout proceed along the A59 Knaresborough Road taking the second left turn which takes you to the rear of Granby Road. The car park and communal pedestrian entrance can be found on the left hand side.



Apartment 12 Strayside, Granby Road, Harrogate

£150,000

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

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This one bedroom, ground floor apartment overlooking the Stray parkland and with parking space presents immaculate accommodation throughout.

With secure intercom system, the building opens to a well-presented communal entrance. The apartment itself opens to a central hallway with useful storage cupboard and separate cupboard to house a washing machine and tumble dryer. To the front elevation the impressive open plan living room is large enough to accommodate dining space within the large bay window as well as lounge furniture. The kitchen is fitted out with modern units and integrated appliances including fridge

freezer, oven and ceramic hob. The bedroom to the rear elevation is an excellent, well-proportioned double with doors leading out to a patio area and ensuite access to the stylish Jack & Jill bathroom which also opens from the hallway for guest use.

The property is conveniently positioned within a mile of the town centre and overlooking the 200 acre Stray parkland. Located to the East side of Harrogate, the District Hospital is on the doorstep and there is a handy parade of shops two minutes away on the Knaresborough Road. Harrogate town centre offers a range of excellent shopping facilities, fine restaurants, cafes and bars together with a train station and regular bus services connecting to Leeds and York.



Bus
1 minute walk



Main Roads
A1M 6.4 Miles



Train
Harrogate 1.2 Miles
Starbeck 0.7 Miles



Airport
Leeds Bradford 13.1 Miles

Fixtures & fittings

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

Services

Mains electricity, water and drainage are connected to the property. Heating is electric.

Rating Authority

Harrogate Borough Council Tax Band D

Tenure

Leasehold - share of freehold