



26 Queensgate, North Park Road, HG1 5RQ
£480,000

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Description

An infrequent opportunity to acquire this four bedroom townhouse, constructed in 2000 and having been in the same family ownership since then. This property is now in need of some cosmetic upgrading and decorating but has the potential to provide an excellent family home. Both bathrooms were replaced within the last two years and there are beneficial opportunities for further reconfiguration, if so desired, similar to those carried out on comparable dwellings within this development.

Arranged over three floors, the flexible accommodation could have four bedrooms if the garden room is utilised for this purpose. Spacious dining kitchen, a most attractive drawing room with double French doors onto the balcony which in turn overlooks the communal and privately maintained gardens with seating. Integral garage, with parking forecourt in front and private rear patio garden with service gate.

The double glazed accommodation has gas central heating and this chain free sale must be viewed to fully appreciate the accommodation on offer, as well as the potential.





Queensgate is a select development constructed at the turn of the century and comprises a mix of high quality apartments and impressive townhouses of attractive architectural quality. The town centre is within level walking distance as is Harrogate's famous Stray, there is a wealth of shopping facilities, restaurants, bars and amenities as well as the railway station providing regular direct train services to London.

Energy Performance Certificate

Grade C

Services

Mains gas, electricity and water are connected to the property.

We understand the quarterly management charge of £125.00 is payable towards the upkeep of the communal grounds including the superb garden area with exclusive residents use.

Tenure

Freehold with vacant possession on completion.

Council Tax

Band F.

Directions

Leaving Harrogate on Station Parade, turn left over station Bridge, straight on at the Odeon roundabout onto North Park Road, the property is then located on the right hand side accessed underneath the archway.

Details Produced

6th May 2021.

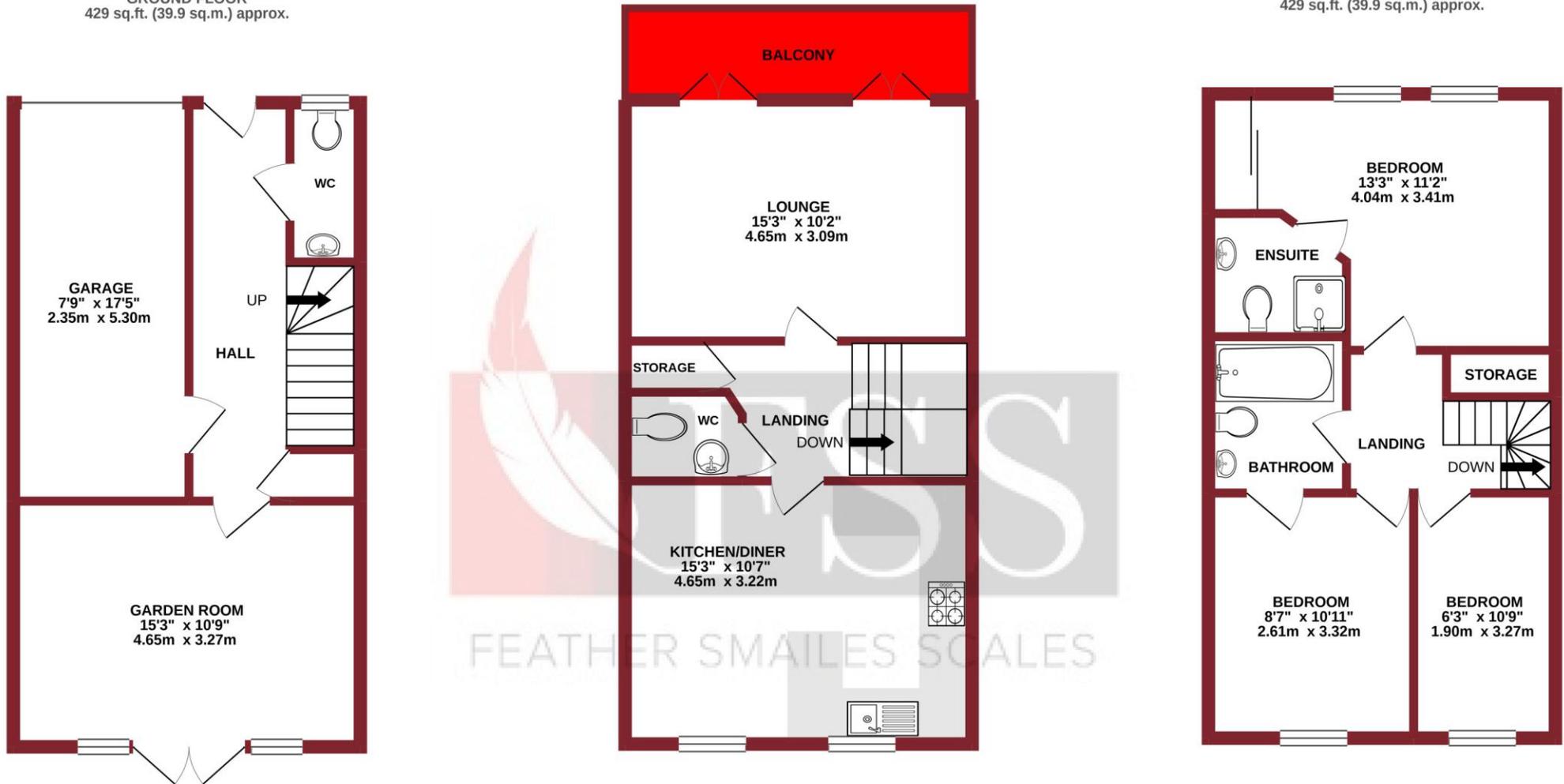




1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.

2ND FLOOR
429 sq.ft. (39.9 sq.m.) approx.

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



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01423 501211
www.fsspproperty.co.uk
sales@fsspproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE