

5 Millfield Glade, Harrogate,  
HG2 7EB



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**£155,000**

## **Description**

An exceptionally well maintained and fully self-contained first floor, two bedroom apartment which has been decorated to a good standard throughout and offers a purchaser immediate occupation.

Located within this well managed residential development with communally maintained lawns and open spaces, this property offers excellent accommodation suited to a variety of lifestyles including couples, flat sharers, professionals looking to work from home and for the property investor.

There is a high quality fitted kitchen with built in oven and hob, high gloss laminate units, quality bathroom with bath and shower over, fitted wardrobes to the master bedroom, additional storage and the additional significant benefit of a secure lock up garage, with the opportunity of forecourt parking.

Equipped with gas central heating and UPVC double glazing and a brand-new boiler fitted in 2020, the property should be viewed to fully appreciate the specification.

Located on an excellent commuter route with frequent public transport to Harrogate, Knaresborough and beyond, via road and rail links, all within close proximity.

## **Tenure**

A 999 year lease from the 1st May 1975.

Quarterly maintenance charge payable £212.00, to include buildings insurance, garden maintenance, ground rent and external building repairs.

## **Services**

All mains services are connected to the property.

## **Council Tax**

Band B.

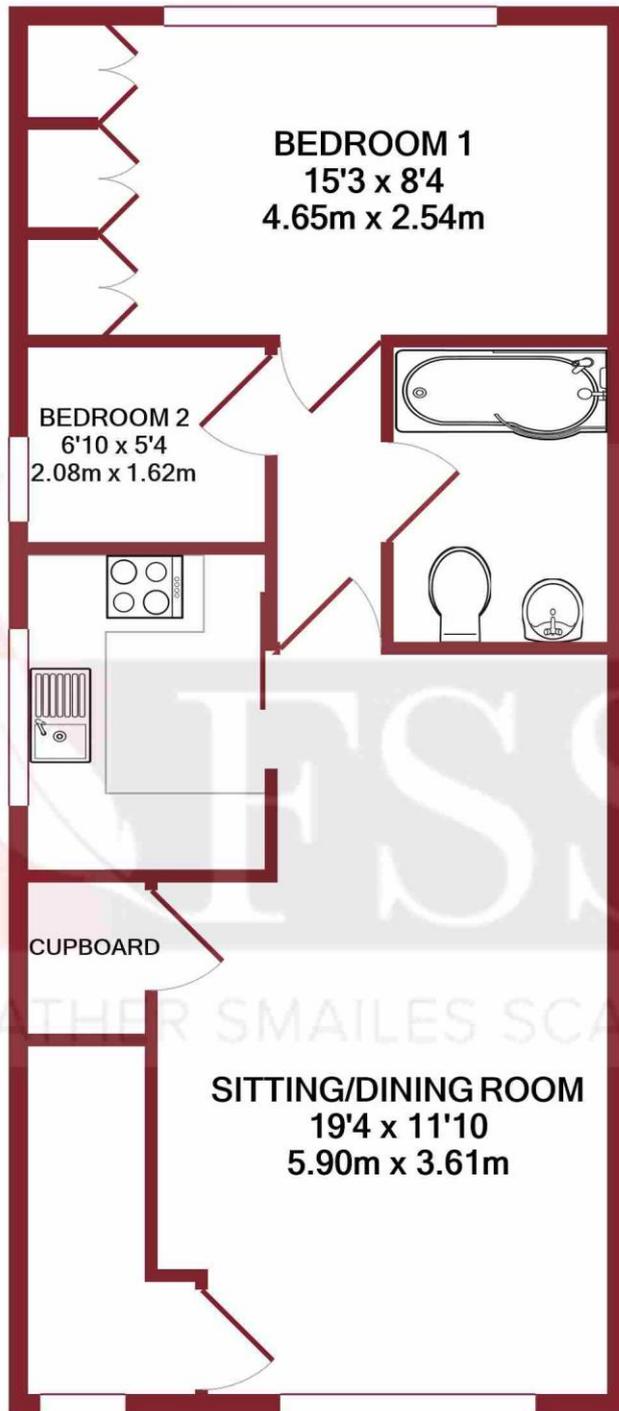
## **Directions**

From Station Parade in Harrogate town centre continue in the left hand lane to the junction and turn left into York Place. At the Empress Roundabout take the second exit into Knaresborough Road. Continue into Starbeck, go over the railway line and at the traffic lights at the top of the hill turn right into Forest Lane. Millfield Glade is the first on the left.

## **Details Produced**

13th June 2021.





**TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 SQ.M.)**  
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