

Flat 1, 7 South Drive,
Harrogate, HG2 8AT



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£295,000

Description

A most spacious ground floor apartment, which offers light and airy accommodation, with the added benefit of a small patio area and parking. The property retains some original features, including stained and leaded windows, fireplaces, deep moulded ceiling cornicing and picture rails.

These features are combined with modern additions such as the refitted shower room and kitchen. The property has the benefit of a gas fired central heating system with new boiler and majority sealed unit double glazing.

The accommodation briefly comprises: Spacious reception hall, impressive sitting room with large bay window, study/store room, kitchen with integrated appliances, two double bedrooms with fitted wardrobes and shower room.

There is an area of the garden which is to be conveyed with this property to the rear of the kitchen and part of the driveway to allow parking. Both areas will have rights of access over them in favour of the neighbour's area.

*Note - the area of garden available can be negotiated upon as the vendor owns the whole.

South Drive is so conveniently placed just off the St Georges Road roundabout, with an excellent range of local amenities within easy walking distance. The Stray and town centre are easily accessed and are less than a mile away.

The location is ideal for schooling with schools for all age groups within walking distance. There are also good communication links via Leeds Road and both bus and train services.

Tenure

Leasehold. A 999 year lease from 12th September 1994. Ground rent £10.00 per annum.

Maintenance

One third of the whole.

Directions

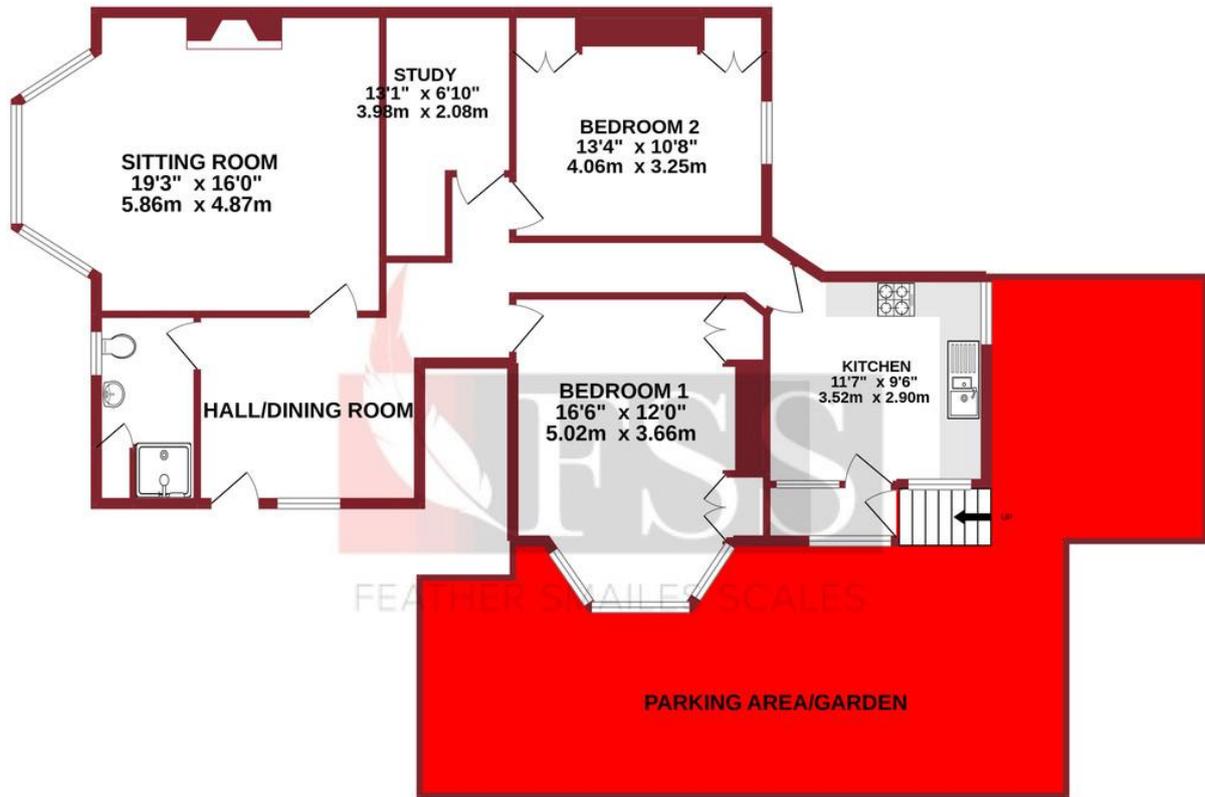
From Station Parade proceed to the traffic lights adjoining York Place and turn right. At the Prince of Wales roundabout turn left on to Leeds Road. At the St Georges Road roundabout take the first exit on to South Drive.

Details Produced

21st April 2022.



GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.
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