



Guide Price £275,000

- Highly sought after and convenient residential location
- Delightful Stray side views with enclosed balcony
- Well-appointed accommodation throughout
- Attractive lounge incorporating dining area
- Breakfast kitchen
- Two double bedrooms
- Contemporary refitted shower room
- Garage

6 Granby Park, Harrogate, North Yorkshire, HG1 4AE

A spacious and well-appointed first floor apartment with attractive Stray views to the front, together with well-maintained communal gardens and single garage, situated within this highly regarded and convenient near town centre location.

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6 Granby Park, Harrogate, North Yorkshire, HG1 4AE

Knaresborough 3 miles, York 21 miles, Leeds 16 miles (all distances approximate)

General remarks

With Economy 7 electric heating and uPVC double glazing, this spacious light and airy first floor apartment enjoys a delightful aspect over The Stray.

Viewing is highly recommended and the property briefly comprises its own private ground floor entrance with staircase to the first

floor. The reception hall has a cupboard housing the hot water cylinder and two further useful cupboards. There is a delightful lounge incorporating the dining area with attractive electric flame effect fire with marble surround and a window taking a full advantage of the views over The Stray. A door leads to an enclosed balcony which leads back into the principal bedroom and again enjoys a superb aspect over The Stray. The breakfast kitchen comprises a comprehensive range of matching wall and base units with working surfaces and tile splashbacks over. There is a four ring electric hob with filter hood over, double oven, integrated fridge and freezer and space and plumbing for a washing machine and tumble dryer.

The principal bedroom has a comprehensive range of built-in wardrobes with matching knee-hole dressing table and

bedside drawers, and a door leading to the covered balcony. There is also a further deep storage cupboard over the stairs. There is a second double bedroom to the rear and a recently refitted contemporary shower room with a large walk-in shower, low flush WC, bidet and inset wash hand basin with vanity cupboards.

The property stands within attractive and well-maintained communal gardens and the apartment also has a single garage.

The property is well-placed for those who require walking access to shops which cater for most daily needs, beyond, the town centre is just a pleasant walk across The Stray and there are excellent shopping and recreational opportunities, a good road and rail network which offer the traveller and commuter access to Leeds, York and beyond.

Directions

From the Empress roundabout continue along Skipton Road, turning right into Claro Road and first right into Granby Park where the property is found on the left hand side.

what3words beside.stays.yours

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Leasehold - 999 years from 01.04.1960 service charge for half year to 30.06.26 £1387.55. Annual ground rent £15
- Mains water and drainage. There is no gas to the property - heating is via electric Economy 7
- Single garage
- The property is in a Conservation Area

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

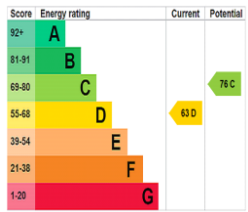
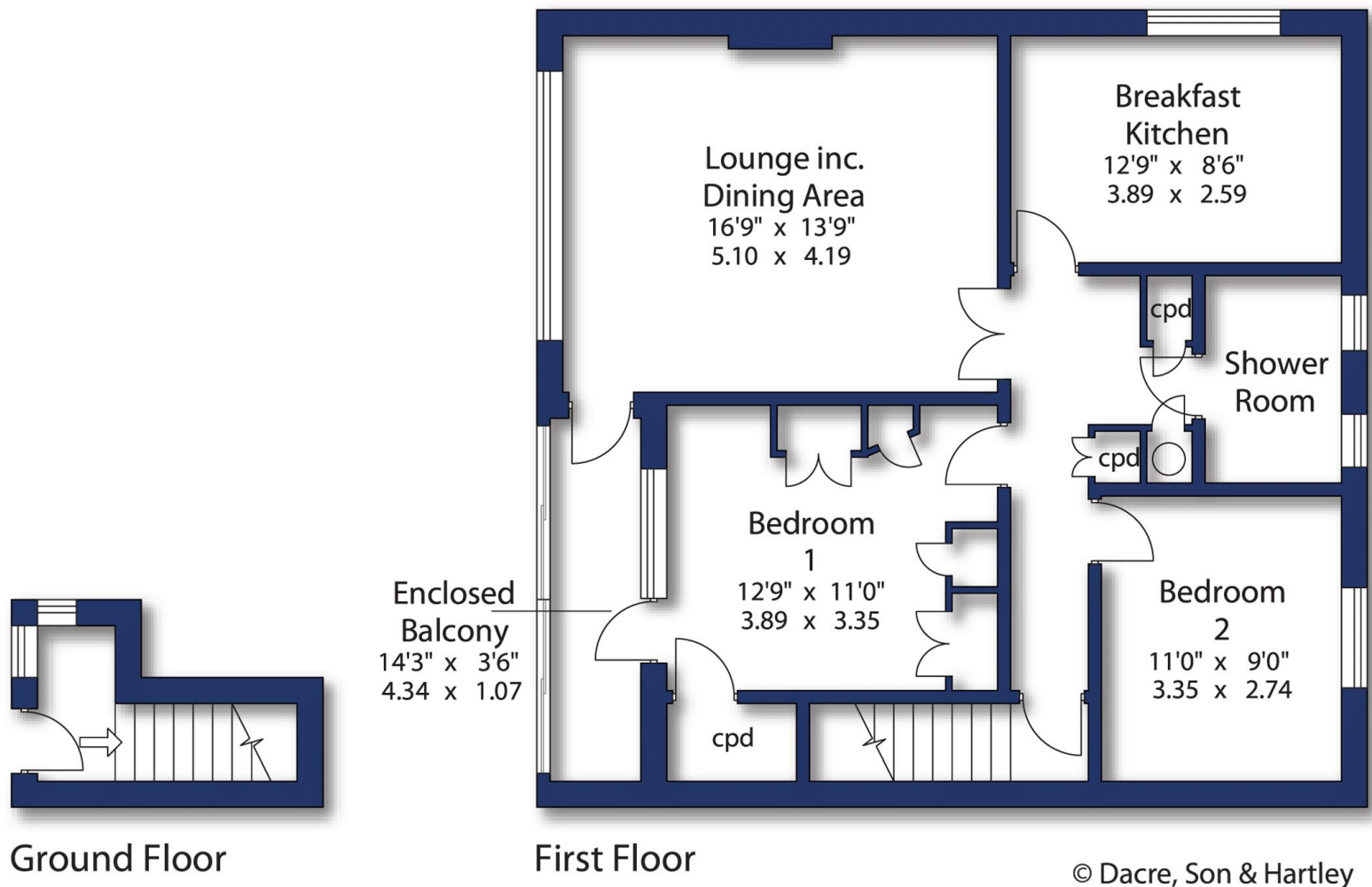
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Floorplans



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