



**2 Bedroomed Apartment**

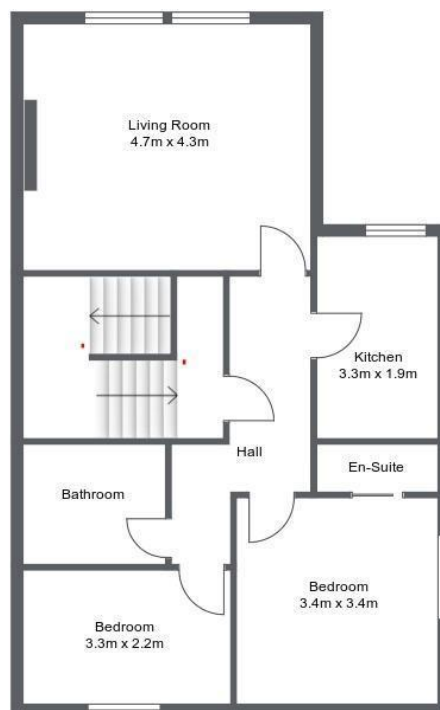
**Guide Price £190,000 - £200,000**

# **Apartment 4, 22 Leeds Road**

**Harrogate, HG2 8AA**



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Location, location, location - that's what's for sale here! Spectacular views over Royal Crescent and The Stray parkland, just to the south of Harrogate town centre, there really are very few more desirable places to live in the area.

No. 22 is a grand Victorian terrace at the end of Royal Crescent, with lots of period features that have been well maintained by the freeholder, who has also renovated and redecorated Apartment 4 ready for sale. There is potential to create a larger second bedroom or to convert the large loft area, the possibilities can be shown to you on your viewing, and the freeholder is very willing to help and assist with any plans you might have.

The living area has a pair of large windows to let in the morning sun and to allow you those lovely views over Tewit Well Stray, this would make a great place to sit and have breakfast and watch the world go by.

A modern, practical kitchen awaits you next door, with built-in appliances and plenty of working space, a perfect place to practice your culinary skills.

The views continue as you enter the master bedroom, a beautiful arched window provides a leafy outlook to the south, over Royal Crescent Gardens. Plenty of storage space in here, and a modern en-suite shower room too.

A guest bedroom and sparkling house bathroom complete our tour around this very welcoming and cosy apartment. The views and location alone would sell this apartment, so with good room sizes, modern living spaces and private parking, who could ask for more?

#### Surroundings

22 Leeds Road is around half a mile from Harrogate town centre and its range of shops, restaurants and entertainments. There is also an array of shops and services near to the property at the St. George's roundabout, and a Waitrose supermarket is only a short, level walk across The Stray. The property is also very well situated for commuters, being on the main road joining Harrogate to Leeds and Ripon, and being less than a mile from the train stations at Harrogate and Hornbeam Park with their links to Leeds, York and beyond. Buses on the Leeds-Harrogate-Ripon service stop very nearby. Several well-regarded primary and secondary schools are within a mile.

#### Services

The property is already cabled for television, internet and telephone services from Virgin Media and BT. Broadband speeds of up to 152 Mb are available in the area. The property is connected to mains gas, electricity, water and drainage.

Apartment 4 will be available on a new 99 year lease from the date of completion, with the possibility of buying a share of the freehold in the near future.

#### Directions

From Harrogate Town centre take the A61 Station Parade to the junction with York Place. Turn right, and move to the left hand lane as you approach the roundabout at the Prince of Wales Mansions. Turn left onto Leeds Road and proceed to the next roundabout at St. George's Road. Turn all the way around the roundabout to come back down Leeds Road, and then turn left into the parking space next to our For Sale sign where one of our staff will be waiting.

Energy Efficiency Rating: C

Tenure: Leasehold

Council Tax Banding: B

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