

**6 ASHDALE COURT
HARLOW MANOR PARK
HARROGATE, HG2 0QJ**



**NICHOLLS
TYREMAN**

6 ASHDALE COURT | HARLOW MANOR PARK | HARROGATE | HG2 0QJ

A two bedroom, second floor apartment situated in a sought after purpose built development, just off Cold Bath Road, within easy reach of its many amenities including independent shops, bars and restaurants and The Valley Gardens

Communal Entrance | Entrance Hall | Living Room | Kitchen | Utility Room

Two Bedrooms | Shower Room

Undercroft Parking | Communal Gardens

Council Tax: D | Energy Rating: TBC | Tenure: Leasehold

£280,000



The property is approached to the front via a step free entry to a communal entrance hall with staircase and lift providing access to the second floor landing.

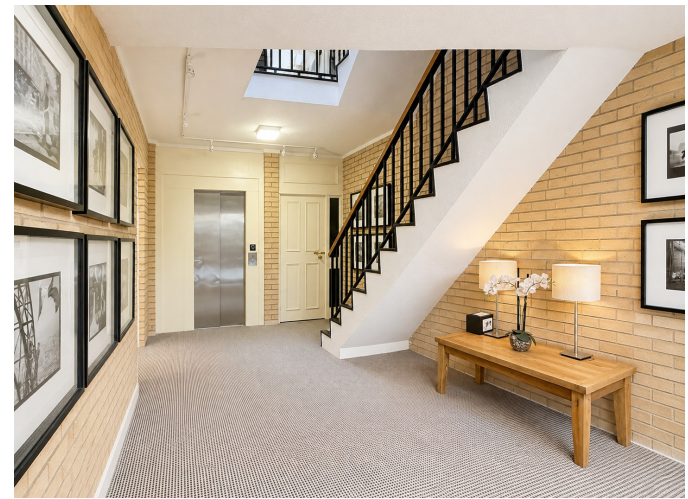
Flat 6 opens into an entrance hall with an entry phone system and a spacious hallway, together with a separate utility room. A glazed door leads into the large, light and airy living room, enjoying pleasant views over the communal gardens.

Double doors open into the fully fitted modern breakfast kitchen, which offers an excellent range of wall-mounted cupboards, base units and drawers with wooden work surfaces. Integrated appliances include an inset induction hob with extractor canopy over, double oven, wine cooler and fridge freezer, together with a white sink unit and tiled flooring.

There are two bedrooms and a beautifully appointed, fully tiled shower room comprising a large shower cubicle, wash hand basin with storage cupboard below, low-level wc, mirrored medicine cabinet and glazed display shelving.

Outside there is access to a flagged sitting area with steps leading down to the beautifully maintained communal gardens, which are mainly laid to lawn with well stocked flowering borders.

To the front of the property is undercroft parking for two vehicles.



Second Floor



Total area: approx. 63.1 sq. metres (678.8 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.



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These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.