



2 Bedroomed Apartment

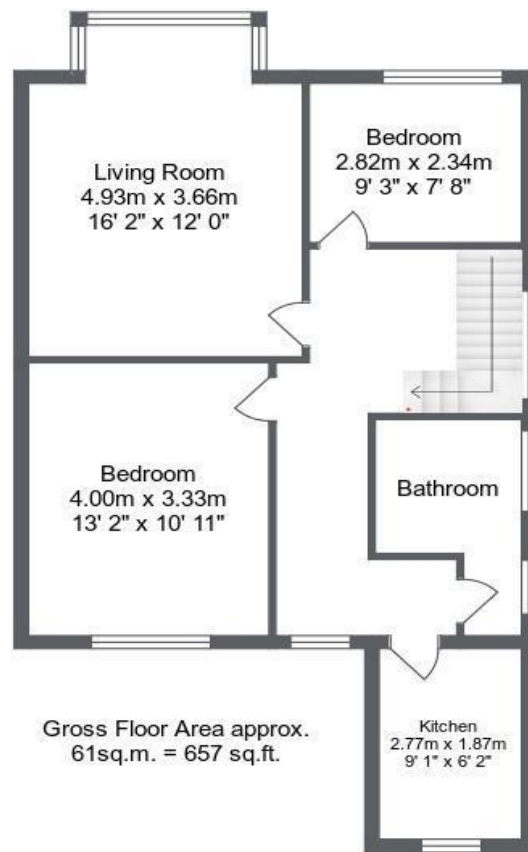
£180,000

Apartment 2, 4 Lynton Gardens

Harrogate, HG1 4TE



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Set well back from the bustling Knaresborough Road, Lynton Gardens is a quiet, peaceful street, in a very good location for the shops and services in the area, and only a short walk from Harrogate across the Stray.

The apartment is the whole of the first floor of this elegant building, giving a feeling of space, and there is plenty of natural light from large windows to three sides.

The main living area is welcoming and comfortable, a living flame gas fire provides a warming glow, and the large bay window is the perfect spot for dining with a view of the gardens below. There are two bedrooms, a large double room and a smaller guest room, both decorated in calm, neutral tones and with pleasant garden outlooks. The bathroom is beautifully tiled, with a modern white suite and high-quality fittings, a room to relax in and soak away the pressures of the day. Overlooking the rear gardens is a pleasant and practical kitchen, with a built-in oven, hob and extractor, and good-quality storage units. Outside, a garden path takes you down to a large carport at the rear of the property, with space for one vehicle and some open storage.

Apartment 2 at 4 Lynton Gardens is a little gem of a property, a peaceful escape from the busy town centre, but still in a convenient position to access all that Harrogate has to offer.

Surroundings

Lynton Gardens lies to the east of Harrogate, separated from the centre by the famous 200 acres of Harrogate Stray parkland. Nearby Knaresborough Road contains a wide range of shops, services and food outlets, and an entrance to Harrogate District Hospital. Harrogate High School and St. Robert's Primary School are a short walk away, as are several nursery facilities. Harrogate town centre has a train station on the York-Leeds line, and a large array of shops, restaurants and entertainments.

Services

The property is connected to mains water, electricity, gas and drainage. Fibre broadband is available in the area at speeds of up to 152Mb. Buses on routes 1, 1A, 1B, 1C, X1, X4 and 4 call at the stop just around the corner, on various routes around Harrogate and Knaresborough.

Directions

From Harrogate town centre take the A61 Station Parade to the lights at the end. Turn left onto York Place and continue to the Empress roundabout. Take the second exit onto Knaresborough Road and then take the second left onto Roseville Road. Lynton Gardens is the second turning right, and the property is on the right side marked by our For Sale board. A member of our staff will be waiting to meet you.

Energy Efficiency Rating: D

Tenure: Leasehold

Council Tax Banding: B

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