



Baines House

2A Cheltenham Mount, Harrogate, HG1 1DL

Guide Price £130,000



NO ONWARD CHAIN. The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a versatile lounge and dining area, ideal for entertaining guests or enjoying quiet evenings at home. The layout is designed to maximise comfort and functionality, making it a perfect choice for individuals or small families.

One of the standout features of this property is its prime location. Being in the town centre means you are just a stone's throw away from a variety of local amenities, including shops, cafes, and restaurants. This accessibility ensures that everything you need is within easy reach, enhancing your daily living experience.

With its appealing combination of space, comfort, and convenience, it is an excellent choice for anyone looking to embrace a vibrant lifestyle in a well-connected area. Do not miss the chance to make this lovely flat your new home.



EPC

Energy rating C

This property produces 1.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 986

Leasehold Annual Service Charge Amount £TBC

Leasehold Ground Rent Amount £TBC

Council Tax Banding: A

Area Map



Floor Plans

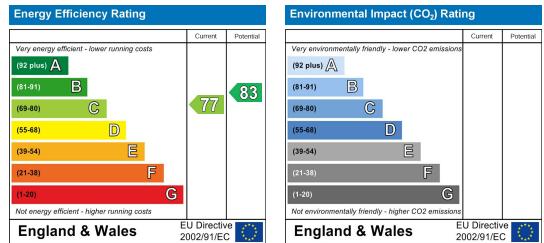


TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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