



Hampsthwaite Road, Harrogate, HG1 2DS

- Ideal purchase for investors & first time buyers
- Generous open plan living space
- Stunning presentation throughout
- Communal gardens and residents parking
- Early viewing highly recommended
- Modern re-fitted fitted kitchen
- Modern re-fitted bathroom
- Two generous double bedrooms
- Conveniently located close to public transport links
- Council Tax Band A

Guide Price £160,000



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DESCRIPTION

Located on Hampsthwaite Road, this first floor flat presents an excellent opportunity for both investors and first time buyers. Recently refurbished, the property boasts a spacious and well-presented interior that is sure to impress.

Upon entering, you are welcomed into a generous open-plan lounge and dining area, perfect for both relaxation and entertaining. This inviting space seamlessly flows into a modern re-fitted kitchen, which is equipped with contemporary fixtures and fittings, making it a joy to cook and dine in. The flat features two well sized bedrooms, providing ample space for rest and personalisation. A stylishly re-fitted bathroom completes the accommodation, offering a modern touch to your daily routine.

Outside, residents can enjoy the benefits of communal gardens, providing a lovely green space to unwind. Additionally, there is ample parking available for residents, ensuring convenience for those with vehicles. The property is ideally located close to public transport links, making it easy to access Harrogate town centre and its array of shops, restaurants, and amenities.

EPC

Energy rating B

This property produces 1.3 tonnes of CO2

Material Information - Harrogate

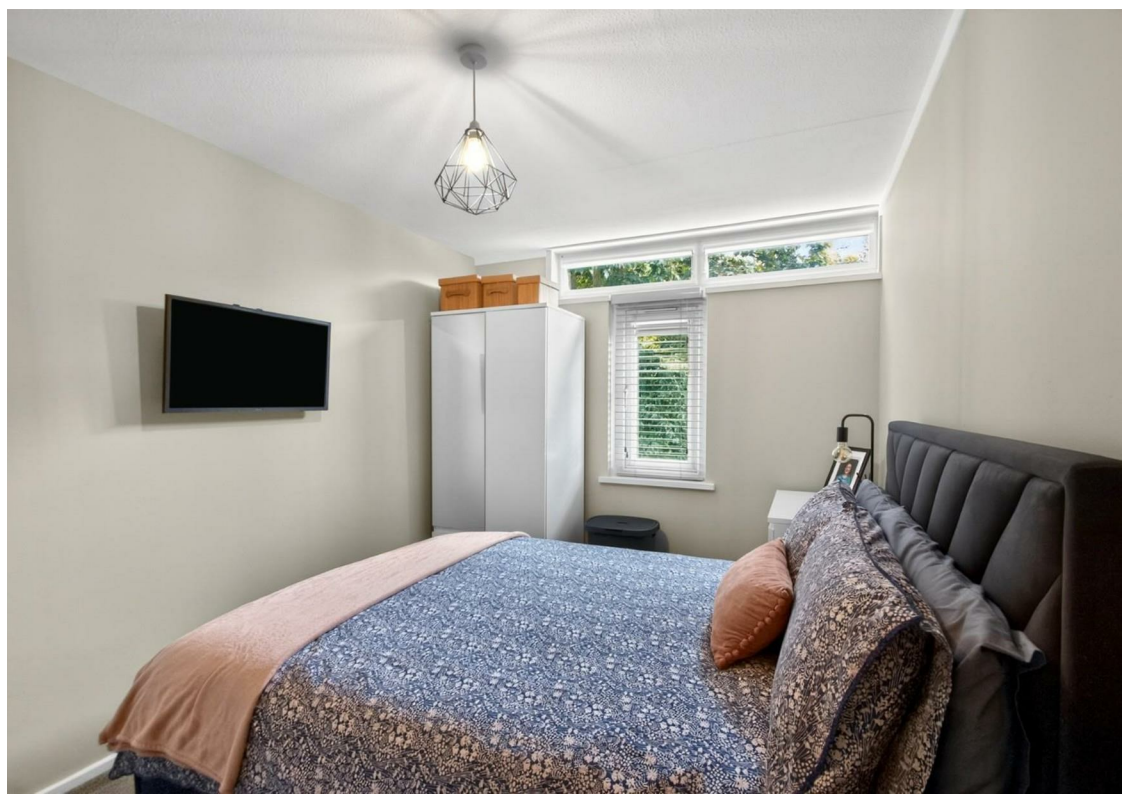
Tenure Type: Leasehold

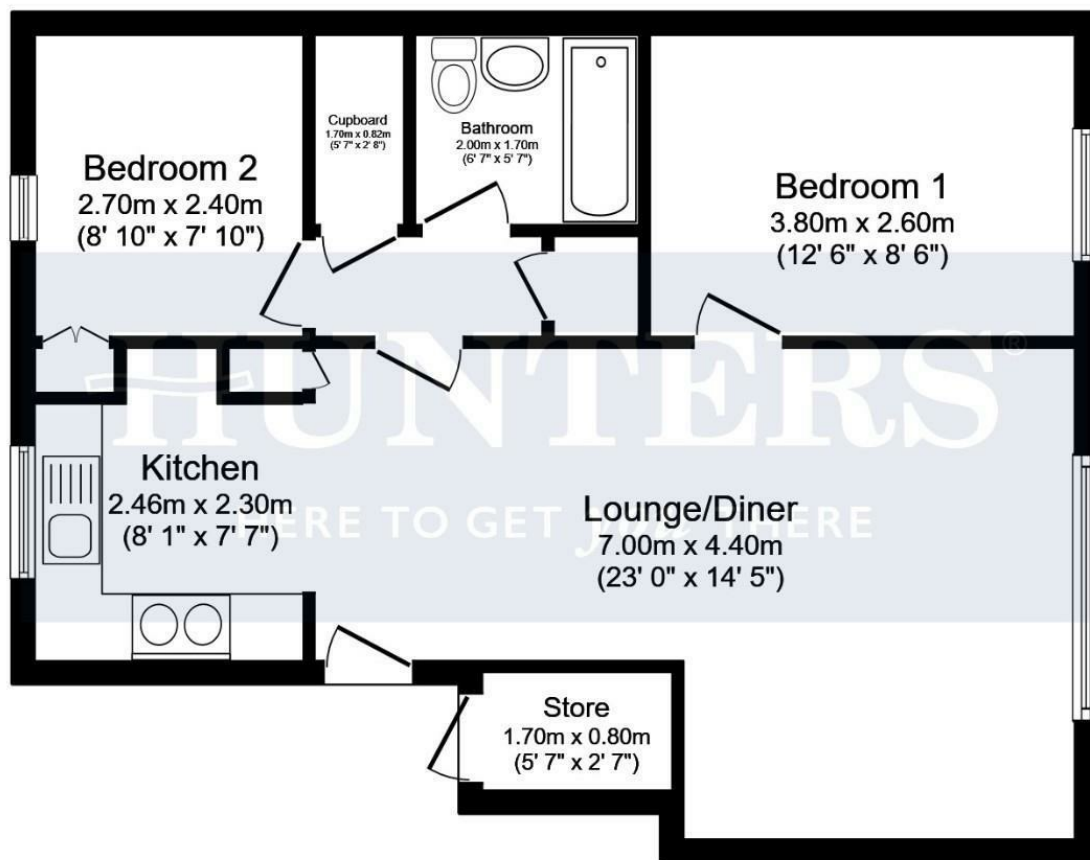
Leasehold Years remaining on lease: 958

Leasehold Annual Service Charge Amount £1,062.48

Council Tax Banding: A

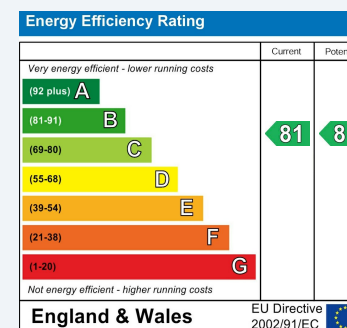






ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

Viewings

Please contact harrogatelettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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