



Cheltenham Mount, , Harrogate, HG1 1DP

- NO ONWARD CHAIN
- 6.85% yeild
- Town centre location
- Investors only (tenant in situ)
- Two top floor apartments (one bed and two bed)
- Council Tax Band A

£250,000



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DESCRIPTION

NO ONWARD CHAIN, INVESTORS ONLY, 6.85% YEILD. Located in Baines House this rare opportunity to acquire two rental apartments in a prime town centre location. This charming flat conversion features two apartments, Number 8, a two bedroom, one bathroom and one reception room top floor apartment. Number 12, a one bedroom, one bathroom and one reception room top floor apartment.

The appeal of this property is further enhanced by its proximity to local amenities, making it an ideal choice for those seeking a vibrant lifestyle. With a remarkable yield of 6.85%, this investment opportunity is not to be missed. If you are looking to expand your property portfolio, Baines House offers both charm and practicality in equal measure.

Experience the best of Harrogate living with this exceptional property, where comfort meets convenience in a desirable location.





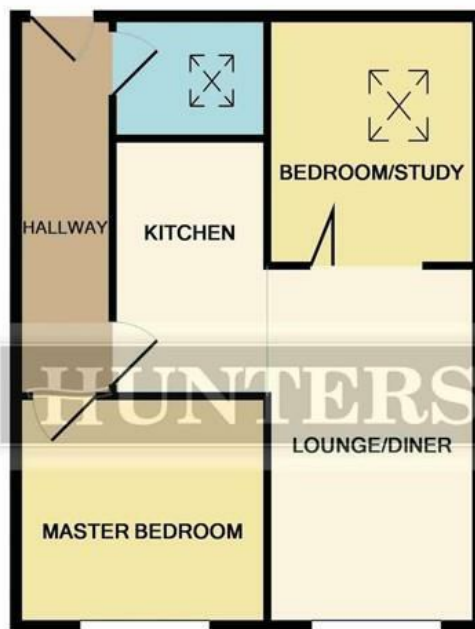
12 Baines House



TOTAL APPROX. FLOOR AREA 455 SQ.FT. (42.2 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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8 Baines House



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

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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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.