



## St. Marys Walk, Harrogate, HG2 0LW

- AVAILABLE TO THE MARKET CHAIN FREE
- Larger than average lounge
- Sun room
- Two private balconies
- Off-Street parking space
- Ideal for Airbnb or long term lets
- Two double bedrooms
- Private entrance
- Well appointed kitchen
- Council Tax B



**Guide Price £295,000**



# St. Marys Walk, Harrogate, HG2 0LW

## DESCRIPTION

AVAILABLE TO THE MARKT CHAIN FREE; An exceptional opportunity to acquire a charming first-floor apartment. This delightful residence boasts two well-proportioned bedrooms, making it an ideal choice for first time buyers or small families, or those seeking a comfortable retreat in this picturesque town.

The apartment features a spacious reception room, with space for a dining table, that invites natural light, creating a warm and welcoming atmosphere. One of the standout features of this property is the inclusion of a sun room and two private balconies, perfect for enjoying a morning coffee or unwinding after a long day while taking in the views of the surrounding area.

Situated in a central location, the apartment is just a stone's throw away from the vibrant Montpellier district and the popular Cold Bath Road, known for its array of shops, cafes, and restaurants. This prime location not only enhances the appeal of the property but also makes it an excellent choice for those considering Airbnb or long-term rental opportunities.

Additionally, the property comes with the added benefit of a designated parking space, a rare find in such a central area, ensuring that residents can enjoy the convenience of easy access to their vehicle.

In summary, this two-bedroom apartment on St. Marys Walk offers a perfect blend of comfort, convenience, and potential for rental income, making it a must-see for anyone looking to invest in the thriving Harrogate property market.



## EPC

Energy rating D

this property produces 4.0 tonnes of CO<sub>2</sub>

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 860

Leasehold Annual Service Charge Amount £0

Leasehold Ground Rent Amount: £2.10

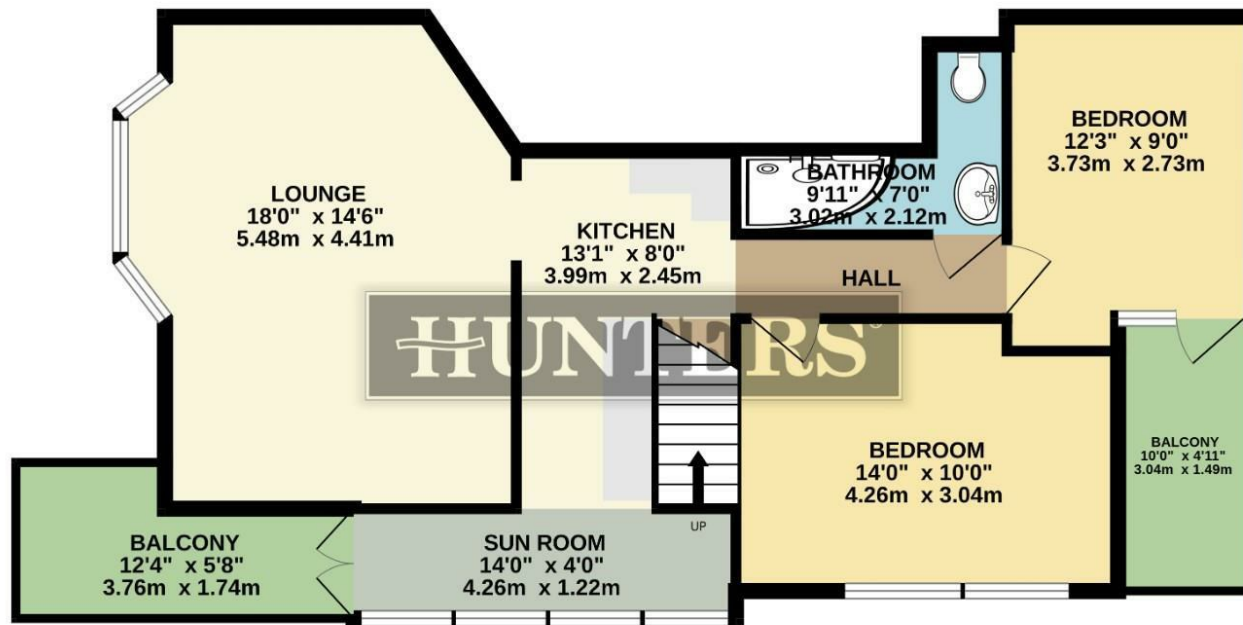
Council Tax Banding: B







GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### Viewings

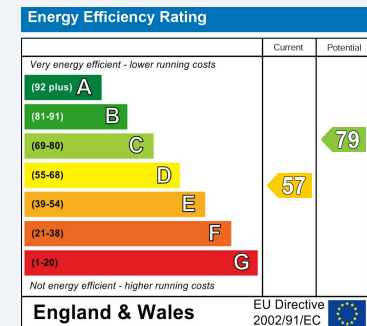
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.