



## High Street, Harrogate, HG2 7LH

- First-floor apartment situated on High Street
- Bright and welcoming reception room
- Separate WC adds convenience for residents and visitors
- Central location with easy access to local amenities
- Excellent nearby public transport links for convenience
- Ideal purchase for first-time buyers or investors
- Bedroom benefits from a private en suite bathroom
- Allocated parking space located at the rear of the property
- Shops, cafés, and parks are all within walking distance
- Council Tax Band A

**Guide Price £145,000**



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## DESCRIPTION

Located on High Street, this beautifully presented first floor apartment is an ideal opportunity for first time buyers or investors. The property boasts a well appointed reception room that welcomes you with warmth and style, perfect for relaxing or entertaining guests.

The apartment features a spacious bedroom complete with an en suite bathroom, ensuring privacy and convenience. Additionally, there is a separate WC for guests, enhancing the functionality of the living space.

One of the standout features of this property is the allocated parking at the rear, a rare find in such a central location. Residents will appreciate the ease of access to local amenities, including shops, cafes, and parks, all within a short stroll. Furthermore, excellent public transport links are nearby, making commuting a breeze.

This delightful apartment combines comfort, convenience, and modern living, making it a must-see for anyone looking to make their mark in the property market. Don't miss the chance to view this exceptional home.

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: 105

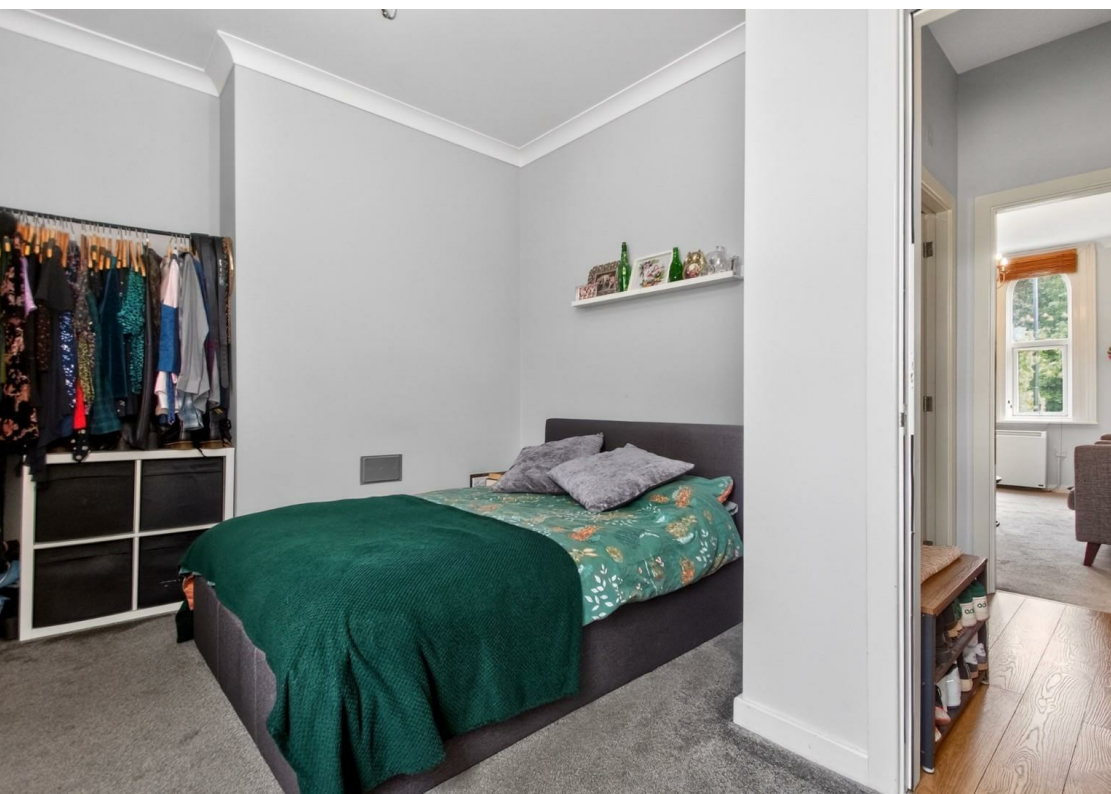
Leasehold Annual Service Charge Amount £600

Leasehold Ground Rent Amount £200

Council Tax Banding: A









Total floor area 52.3 sq.m. (563 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### 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

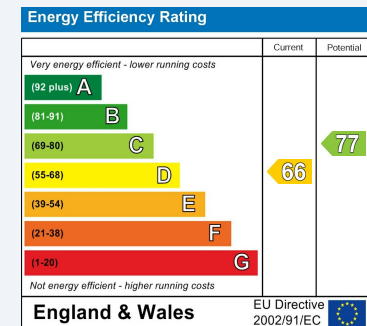
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

## 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.

