





# Heywood Road, Harrogate, HG2 0LU

£100,000



- TOWN CENTRE LOCATION
- Long lease available
- Ideal for first time buyers and investors
- Spacious lounge with room for a dining table
- Free mortgage advice available
- One bedroom apartment
- Under floor heating
- Fantastic location in the heart of Harrogate
- Long term rental permitted with potential £800-£825pcm

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE  
£100,000 \* BIDDING CLOSES 31 JULY 2.30PM \* FEES  
APPLY \* REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com)  
SELECT AUCTIONS

A superb one bedroom apartment in a Victorian conversion now available, ideal for first time buyers and investors. Located just off the popular Cold Bath Road ideally placed with the stunning cafes and restaurants, and on the doorstep of Harrogate Town Centre's amenities and transport links.

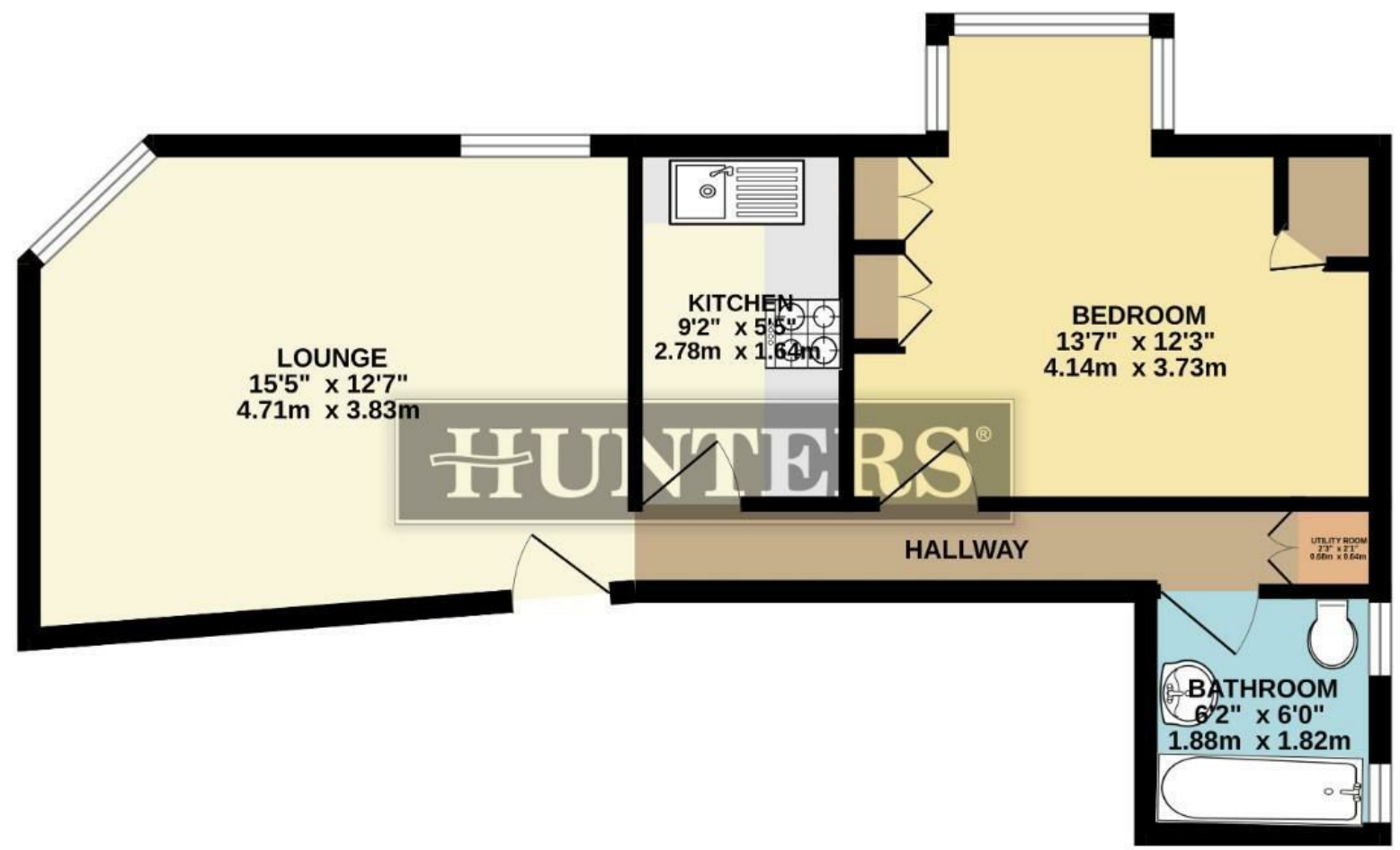
Benefiting from a long lease and with long term rentals permitted, the property briefly comprises; Communal entrance hallway with stairs rising to the first floor entrance door into a shared lobby. Access into the apartment into the dual aspect lounge, large enough to accommodate a dining table. The internal hallway provides doors to the kitchen, generous bedroom with built in storage and bathroom with sunken bathtub and overhead shower.

Parking is available on-street with permit parking or disc zone with further parking available on Cold bath road itself. A viewing is highly recommended to appreciate the benefits of the location and spacious accommodation on offer.





GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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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- Lounge 15'5" x 12'6"  
Sash windows, under floor heating, TV point, door to:
- Inner Hallway  
Utility cupboard with plumbing and space for washing machine, doors to:
- Kitchen 9'1" x 5'4"  
Wall and base units with working surfaces over with inset sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, under counter fridge freezer.
- Bedroom 13'6" x 12'2"  
Sash bay window, fitted wardrobes, storage cupboard, under floor heating.
- Bathroom  
White suite comprising walk-in shower unit with mains shower over, low level WC, pedestal wash hand basin, heated towel rail, inset ceiling spot lights.
- Material Information  
Tenure Type; Leasehold  
Leasehold Years remaining on lease; 951 Years  
Leasehold Annual Service Charge Amount: Ad hoc  
Leasehold Ground Rent:  
£143.62 buildings insurance per year  
£10 per year ground rent  
£30.60 communal electricity per year  
Council Tax Banding; A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.