



Fairfax Avenue, Harrogate, HG2 7RU

£120,000



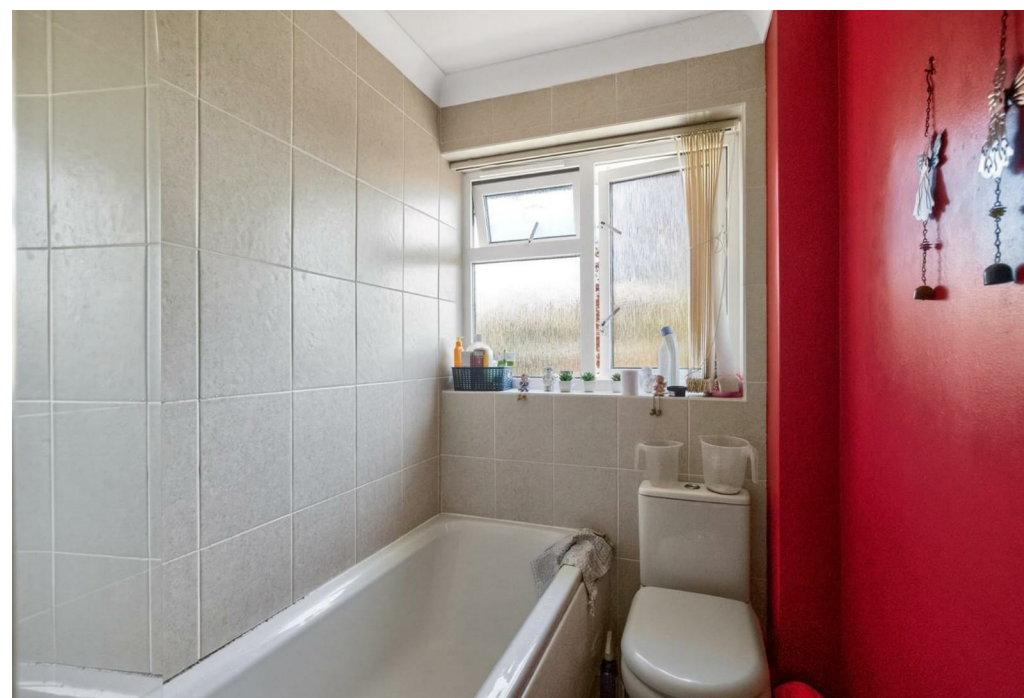
- NO ONWARD CHAIN
- Separate well-appointed kitchen with practical layout
- On-street parking available for residents and visitors
- Ideal first-time buy for individuals or couples
- Early viewing highly recommended
- Welcoming entrance hallway with useful storage cupboard
- Generously sized double bedroom
- Convenient location close to shops and everyday amenities
- Great investment opportunity with strong rental appeal
- Council Tax Band A

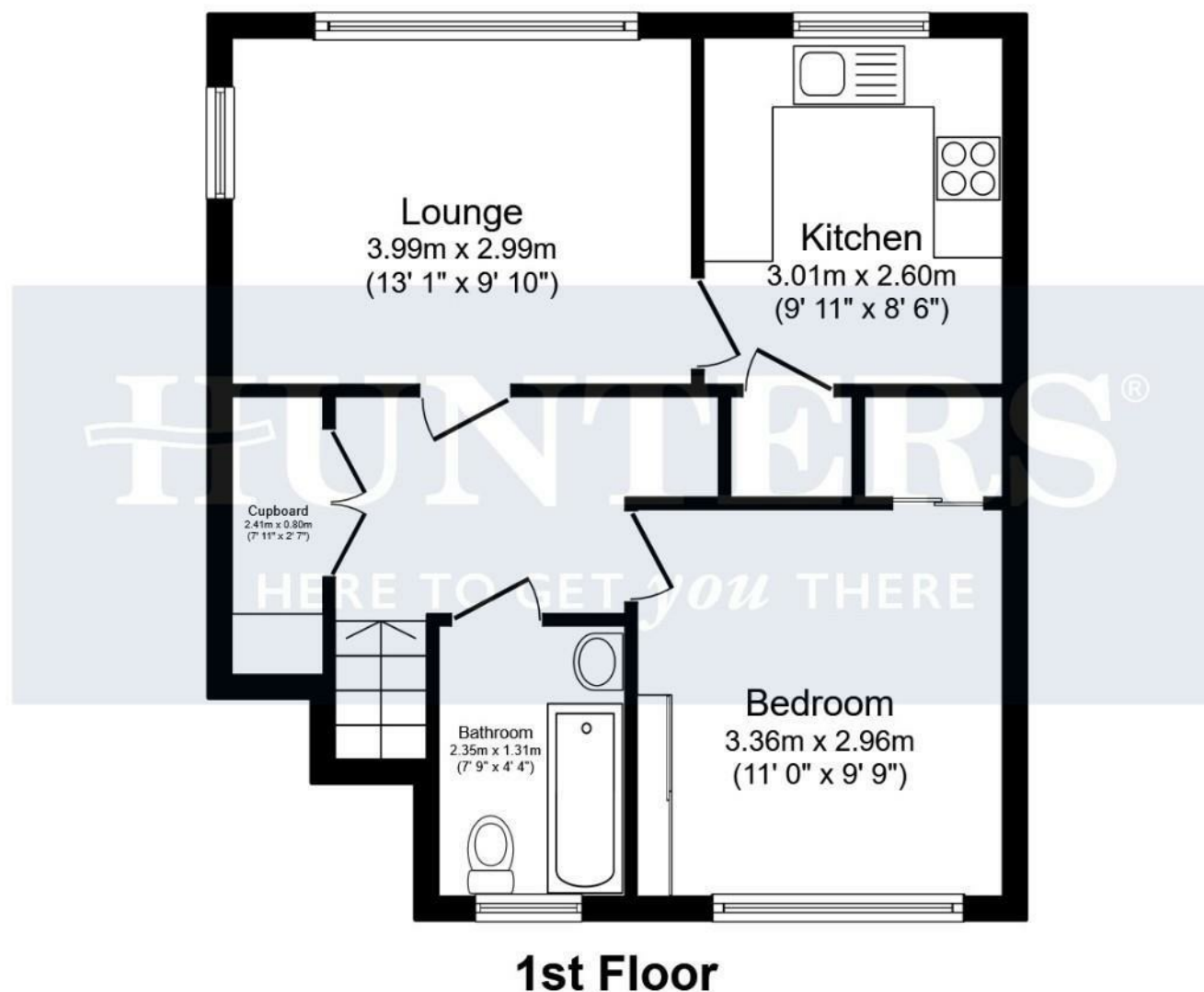
NO ONWARD CHAIN. This one bedroom apartment located on Fairfax Avenue, has come to the market. As you enter the property, you are greeted by a spacious hallway, complete with a handy storage cupboard on your left, perfect for keeping your belongings organised.

The hallway leads you into a bright and inviting lounge, an ideal space for relaxation or entertaining guests. Adjacent to the lounge is the well-appointed kitchen, which provides a functional area for cooking and dining, there is also a full sized cupboard behind the door that offers lots of storage options. The flat features one generously sized double bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is equipped with a shower over the bath, offering both practicality and comfort.

This property also benefits from on-street parking, making it easy for you and your guests to come and go. Its prime location near local amenities means you will have everything you need right at your fingertips, from shops to cafes. Additionally, excellent public transport links are nearby, providing easy access to the wider area.

This flat is perfect for individuals, or couples seeking a comfortable home or investors looking for the next opportunity.

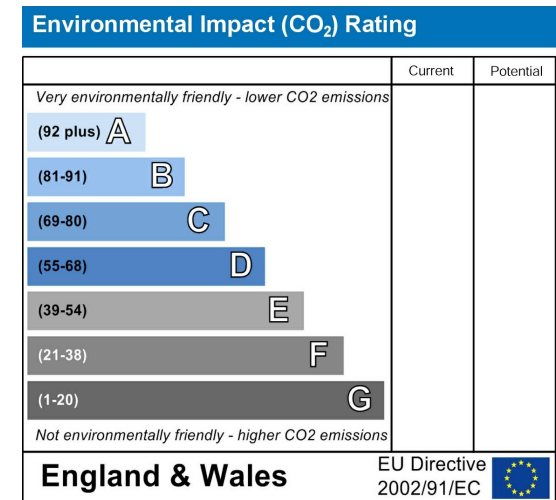
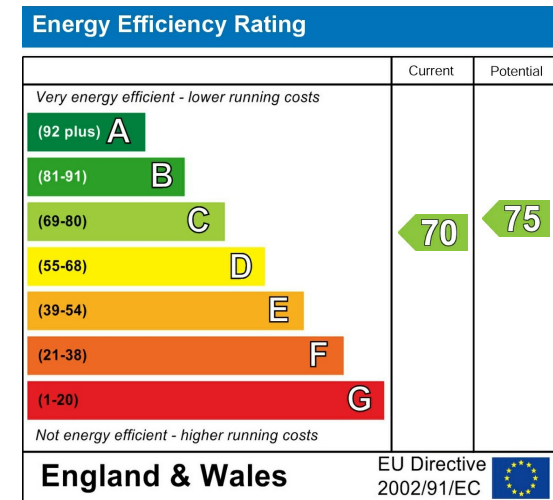




EPC
Energy rating C
This property produces 2.3 tonnes of CO2

Material Information - Harrogate
Tenure Type: Leasehold
Leasehold Years remaining on lease: 90
Leasehold Annual Service Charge Amount £285
Leasehold Ground Rent Amount £10
Council Tax Banding: A

Total floor area 47.1 sq.m. (507 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



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.