



## Montpellier Road, Harrogate, HG1 2EG

- NO ONWARD CHAIN
- Spacious three double bedroom apartment
- Main bedroom with en suite bathroom
- Designated parking space for one vehicle
- Early viewing highly recommended
- Prime location on Montpellier Road in the heart of Harrogate
- Generous open-plan lounge and dining area
- Four small balconies off the lounge and dining area
- Within walking distance of shops, restaurants, and amenities
- Council Tax Band G

**Guide Price £575,000**



# Montpellier Road, Harrogate, HG1 2EG

## DESCRIPTION

NO ONWARD CHAIN. Situated in the heart of Harrogate on Montpellier Road, this splendid three double bedroom apartment offers a perfect blend of comfort and convenience. Upon entering, you are greeted by a spacious hallway that leads to a generous open-plan lounge and dining area, ideal for both relaxation and entertaining. The separate kitchen is well-appointed, providing a functional space for culinary pursuits.

The main bedroom boasts an en suite bathroom, ensuring privacy and comfort, while the other two bedrooms share a well-designed house bathroom, making this apartment perfect for families or those who enjoy hosting guests. Additionally, the property features four small balconies off the lounge and dining area, allowing for a breath of fresh air and a touch of outdoor charm.

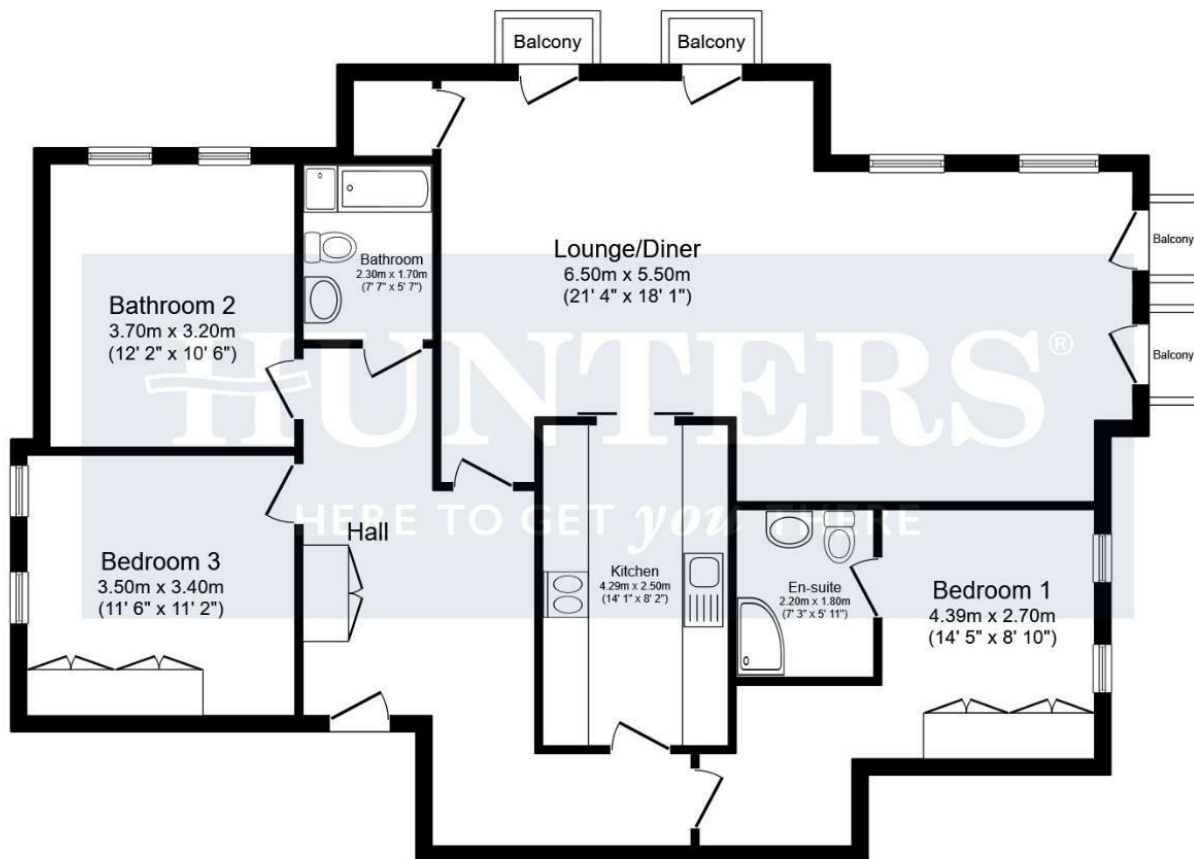
Prime town centre location, this apartment not only offers easy access to local amenities, shops, and restaurants but also comes with the added benefit of a designated parking space for one vehicle. This is a rare find in such a central area, making it an excellent choice for those seeking both style and practicality in their new home. Whether you are looking to buy or rent, this apartment is a wonderful opportunity to enjoy the vibrant lifestyle that Harrogate has to offer.

EPC  
Energy rating C  
This property produces 3.9 tonnes of CO<sub>2</sub>

Material Information - Harrogate  
Tenure Type: Leasehold  
Leasehold Years remaining on lease:  
Leasehold Annual Service Charge Amount £674  
Leasehold Ground Rent Amount £6,006.84  
Council Tax Banding: G







Total floor area 118.1 sq.m. (1,272 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

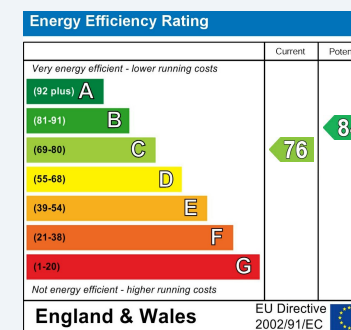
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
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.

