



## Bewerley Road, Harrogate, HG1 2AX

- Well-presented one-bedroom first-floor flat
- Secure communal entrance with entry phone system
- Modern kitchen with integrated appliances
- Large walk-in cupboard offering excellent storage space
- Includes communal gardens and allocated parking for one vehicle
- Ideal purchase for first-time buyers and investors
- Spacious open lounge and dining room
- Generous double bedroom with fitted wardrobes
- Electric underfloor heating for year-round comfort
- Council Tax Band A

**Guide Price £130,000**



# Bewerley Road, Harrogate, HG1 2AX

## DESCRIPTION

Located on Bewerley Road, this one-bedroom first-floor flat presents an excellent opportunity for first-time buyers and investors alike. The property is particularly well presented and boasts a well-proportioned layout, ensuring comfort and convenience.

Upon entering, you are greeted by a communal entrance hall equipped with a secure entry phone system, providing peace of mind. The private entrance hall leads you into a spacious lounge/dining room, perfect for relaxation or entertaining guests. The kitchen is newly fitted, and both functional and stylish, making it an ideal space for culinary enthusiasts.

The double bedroom is a highlight of the flat, complete with fitted wardrobes and a generous walk-in cupboard, offering ample storage space. The new modern white bathroom adds a touch of elegance and practicality to the accommodation.

Additional benefits include UPVC double glazing and electric underfloor heating, ensuring a warm and inviting atmosphere throughout the year. Outside, residents can enjoy the well-maintained communal gardens, providing a lovely outdoor space to unwind. The property also includes parking for one vehicle, adding to the convenience of this delightful home.

### EPC

Energy rating B

This property produces 1.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 83

Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount £0.00

Council Tax Banding: A

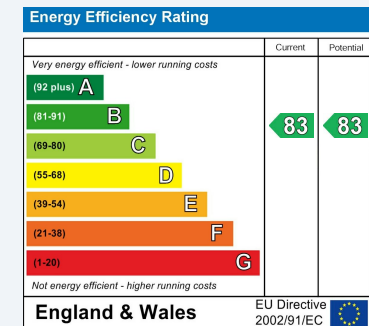






## ENERGY PERFORMANCE CERTIFICATE

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.



Total floor area 48.3 sq.m. (520 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>