



## Heywood Road, Harrogate, HG2 0LU

- Prime location off Cold Bath Road
- Bright and welcoming lounge
- Ideal for a range of buyers
- Flexible third bedroom
- Easy access to Harrogate town centre
- Charming character features
- Three bedrooms, two of which are double
- Council Tax Band B

**Guide Price £260,000**





# Heywood Road, , Harrogate, HG2 0LU

## DESCRIPTION

Located off Cold Bath Road, this three-bedroom flat offers a perfect blend of comfort and convenience. The property features two spacious double bedrooms and a cosy single bedroom, making it an ideal choice for families or those seeking extra space for guests or a home office.

The flat boasts a welcoming lounge area, which provides a perfect setting for relaxation and socialising. There is also space for a dining table, allowing for enjoyable meals with family and friends. The layout is thoughtfully designed to maximise both space and functionality.

One of the standout features of this property is its prime location. Situated close to the town centre, residents will find themselves just a short stroll away from a variety of local amenities, including shops, cafes, and parks. This accessibility ensures that everything you need is within easy reach, enhancing the overall living experience.

With its appealing combination of space, comfort, and a fantastic location, this flat is a wonderful opportunity for anyone looking to settle in the vibrant community of Harrogate. Whether you are a first-time buyer, a growing family, or simply seeking a new place to call home, this property is well worth considering.

EPC

Energy rating E

This property produces 6.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 953

Leasehold Annual Service Charge Amount £0

Leasehold Ground Rent Amount £20 per year

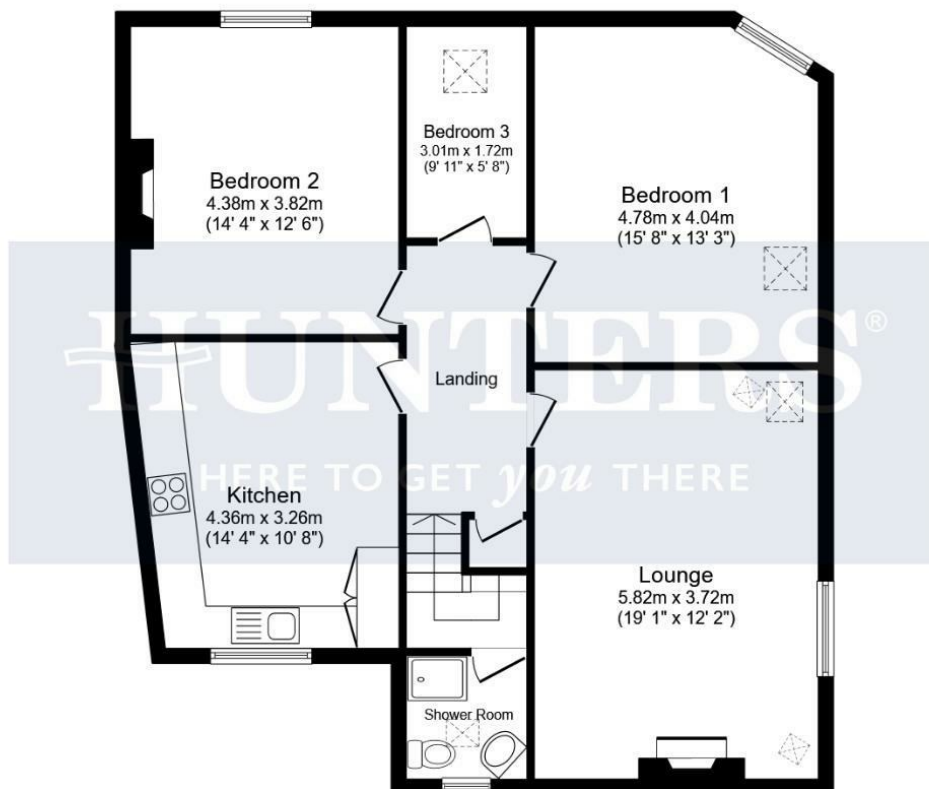
Council Tax Banding: B







Flat 3, 1 Heywood Road, Harrogate, HG2 0LU



Total floor area: 95.6 sq.m. (1,029 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 [www.Propertybox.io](http://www.Propertybox.io)

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### Viewings

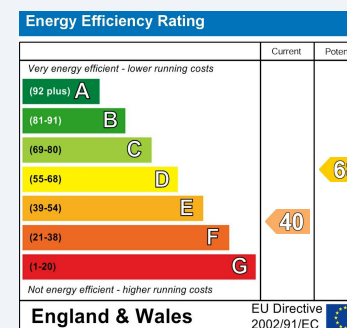
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX  
Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

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