



117 East Parade, Harrogate,
HG1 5LR

£85,000

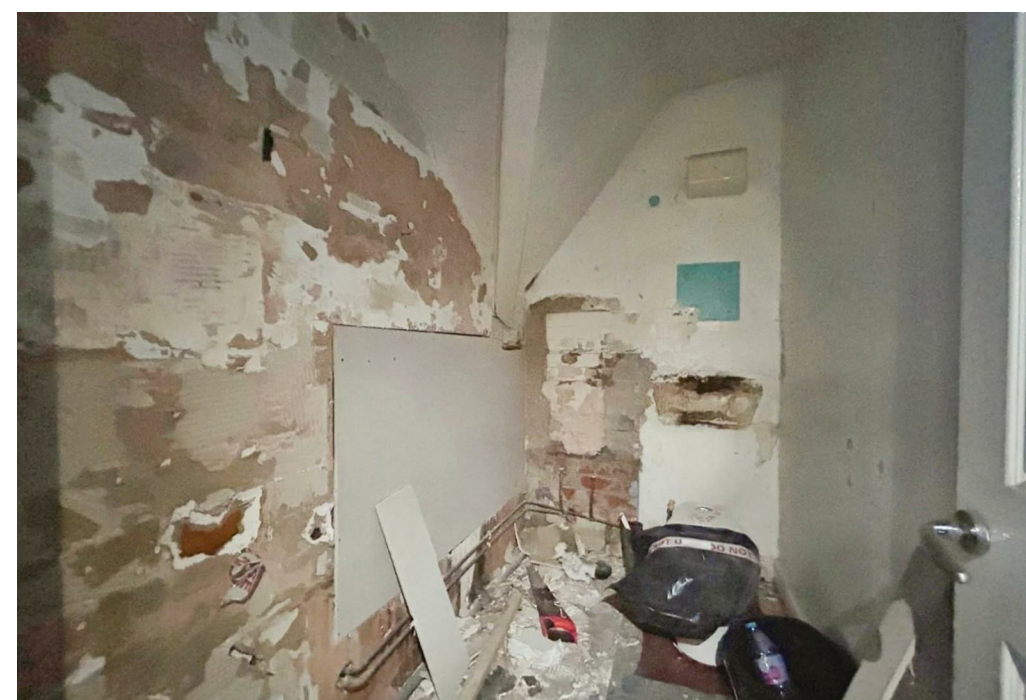
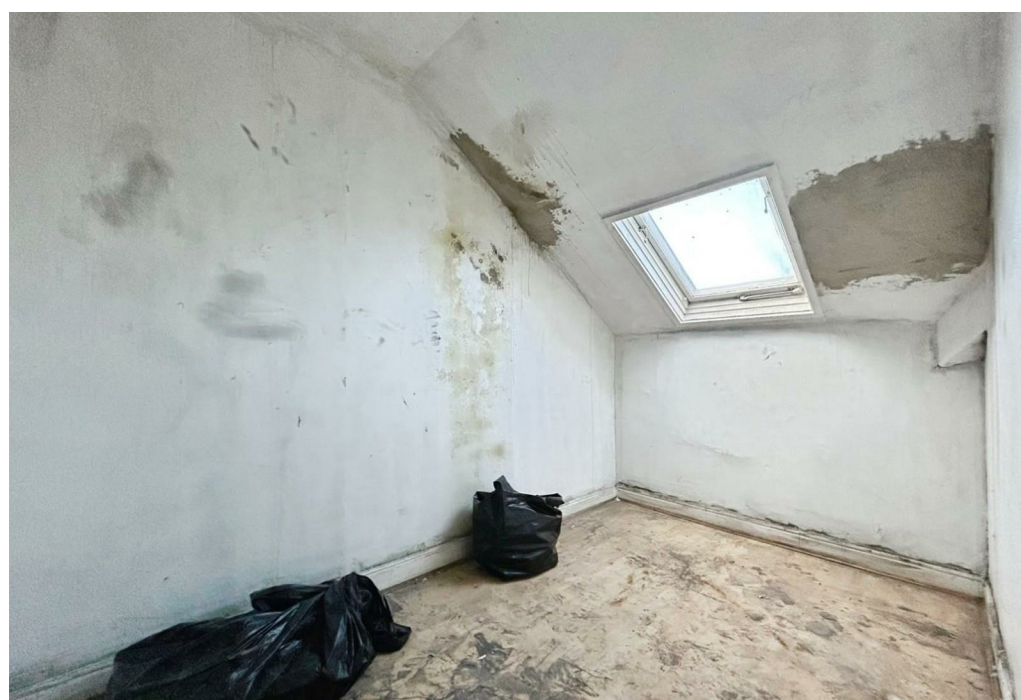
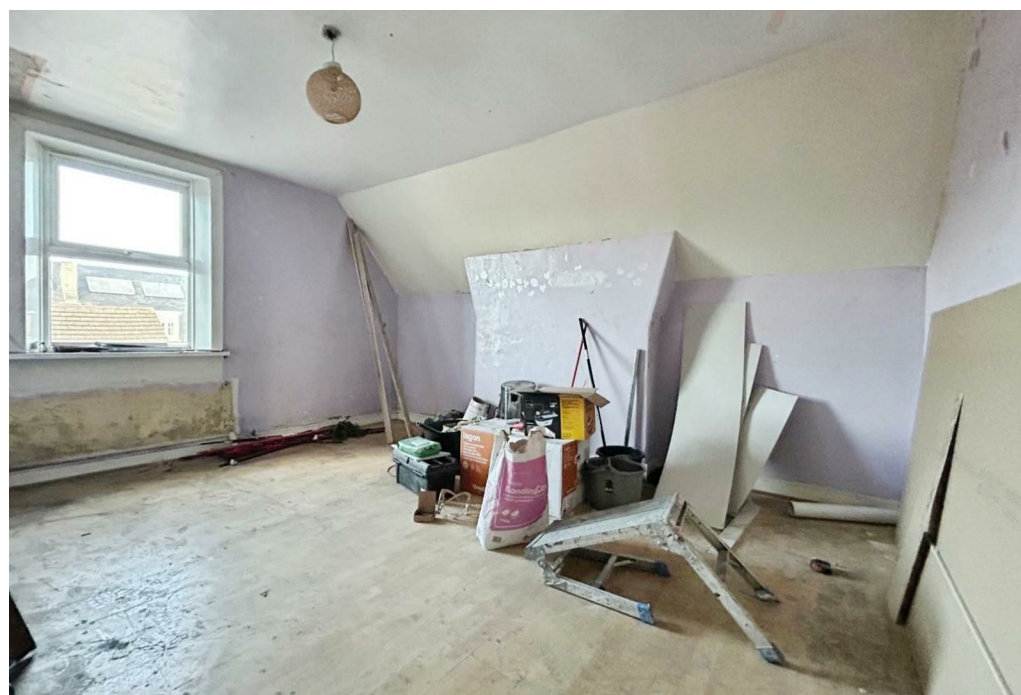
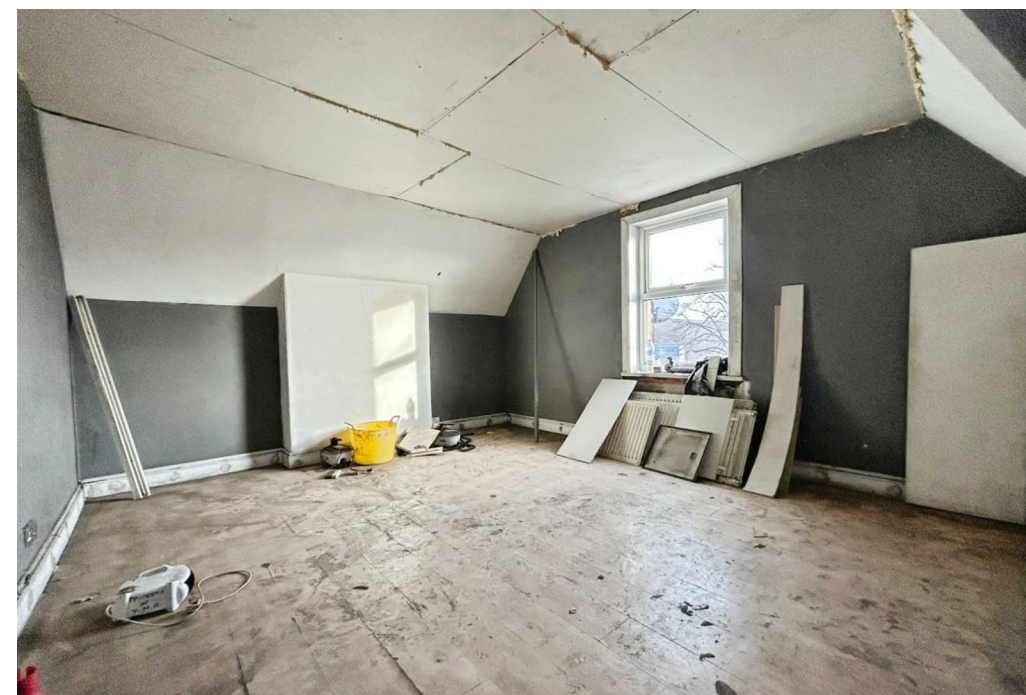


- CASH BUYERS ONLY
- NO ONWARD CHAIN
- Requires full renovation
- Close to local amenities
- On street parking available (resident permit)
- Council Tax Band A

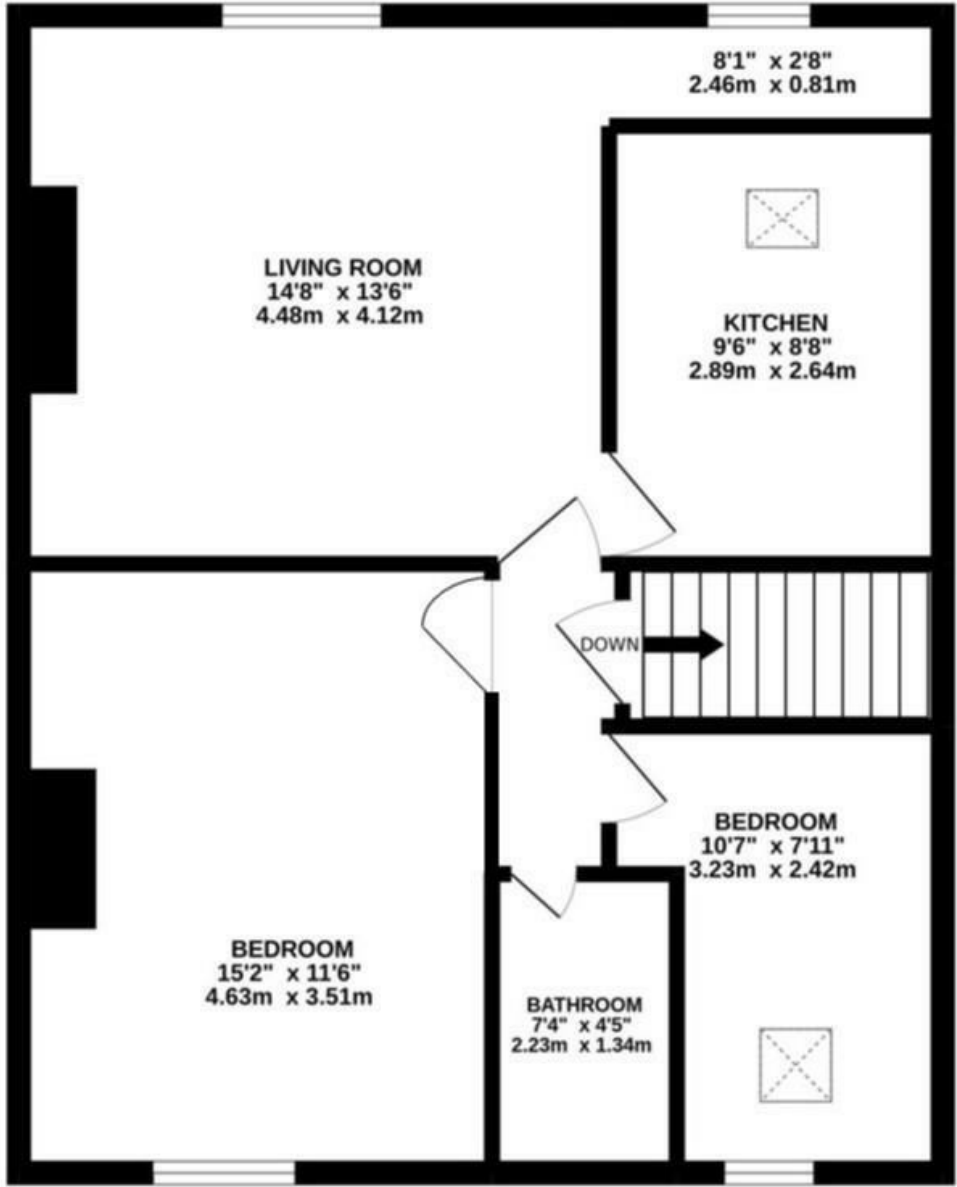
CASH BUYERS ONLY. No onward chain, this apartment presents a unique opportunity for those seeking a project. This property features two generously sized double bedrooms, providing ample space for relaxation and rest. The spacious lounge area offers a welcoming environment, perfect for entertaining guests or enjoying quiet evenings in.

While the house is in need of full modernisation, this allows for the new owner to personalise the space to their taste and style. The central location ensures that you are just a stone's throw away from the vibrant amenities that Harrogate has to offer, including shops, cafes, and parks, making it an ideal spot for both convenience and leisure.

Additionally, on-street parking is available, adding to the practicality of this property. This is a rare chance to invest in a property with great potential in a sought-after area.



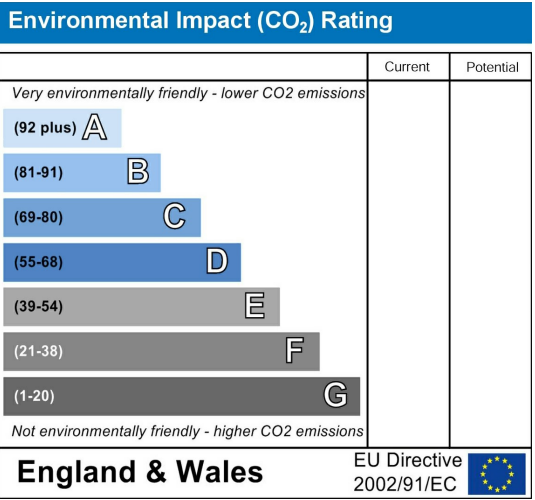
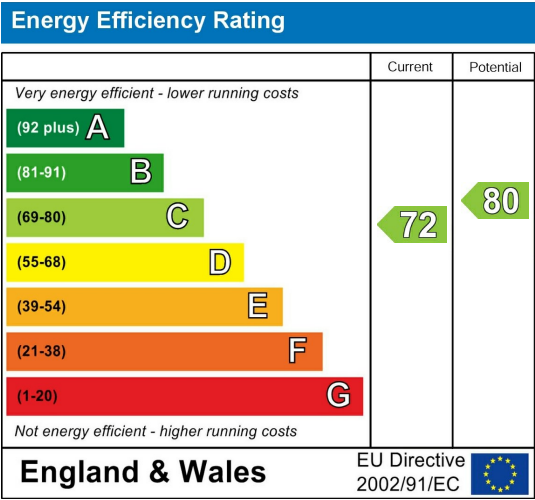
SECOND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



FLAT 1, 117 EAST PARADE
TOTAL FLOOR AREA: 613 sq.ft. (56.9 sq.m.) approx.
plan not to scale - strictly for identification purposes only
Made with Metropix ©2022

EPC
Energy rating C
This property produces 2.4 tonnes of CO2

Material Information - Harrogate
Tenure Type: Leasehold
Leasehold Years remaining on lease: 52
Leasehold Annual Service Charge Amount £TBC
Leasehold Ground Rent Amount £TBC
Council Tax Banding: A



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.