

Otley Road, Harrogate, HG2 0DP

- Spacious three-bedroom duplex apartment
- Sought-after south-west Harrogate location
- Versatile dining room / optional bedroom
- Bathroom plus separate WC
- Useful eaves and loft storage
- Accommodation over two floors
- Bay-fronted lounge with feature fireplace
- Well-equipped kitchen with appliances
- Main bedroom with fitted wardrobes

Guide Price £325,000



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DESCRIPTION

A spacious and well-presented three-bedroom duplex apartment, offering generous living accommodation over two floors, situated in a highly sought-after location on the south-west side of Harrogate. The property is ideally positioned for excellent primary and secondary schooling, with a wide range of local amenities close by.

Benefitting from gas-fired central heating and double glazing, the accommodation comprises a communal entrance porch leading to a private entrance and staircase to the first-floor landing. From here, there is a south facing bay-fronted lounge featuring a fireplace with a gas living flame fire, a well-equipped kitchen with electric cooker and a range of appliances, and a separate dining room which could also serve as a spacious double bedroom. The house bathroom includes a shower over the bath, WC, and dual hand basins, along with the added convenience of a separate WC.

To the second floor, the landing leads to the main bedroom with fitted wardrobes, a third bedroom currently used as an office, and useful loft storage within the eaves, all of which is carpeted. There is also an additional storage cupboard accessed from the landing.

Externally, the property benefits from an allocated parking space for one vehicle to the front. The location is a key feature, offering easy access to highly regarded schools, a regular bus service into Harrogate town centre, and a fantastic selection of amenities on Cold Bath Road, all within walking distance. The nearby Pinewoods and Harlow Carr provide excellent opportunities for countryside walks.

EPC

Energy rating E

This property produces 8.6 tonnes of CO₂

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 962

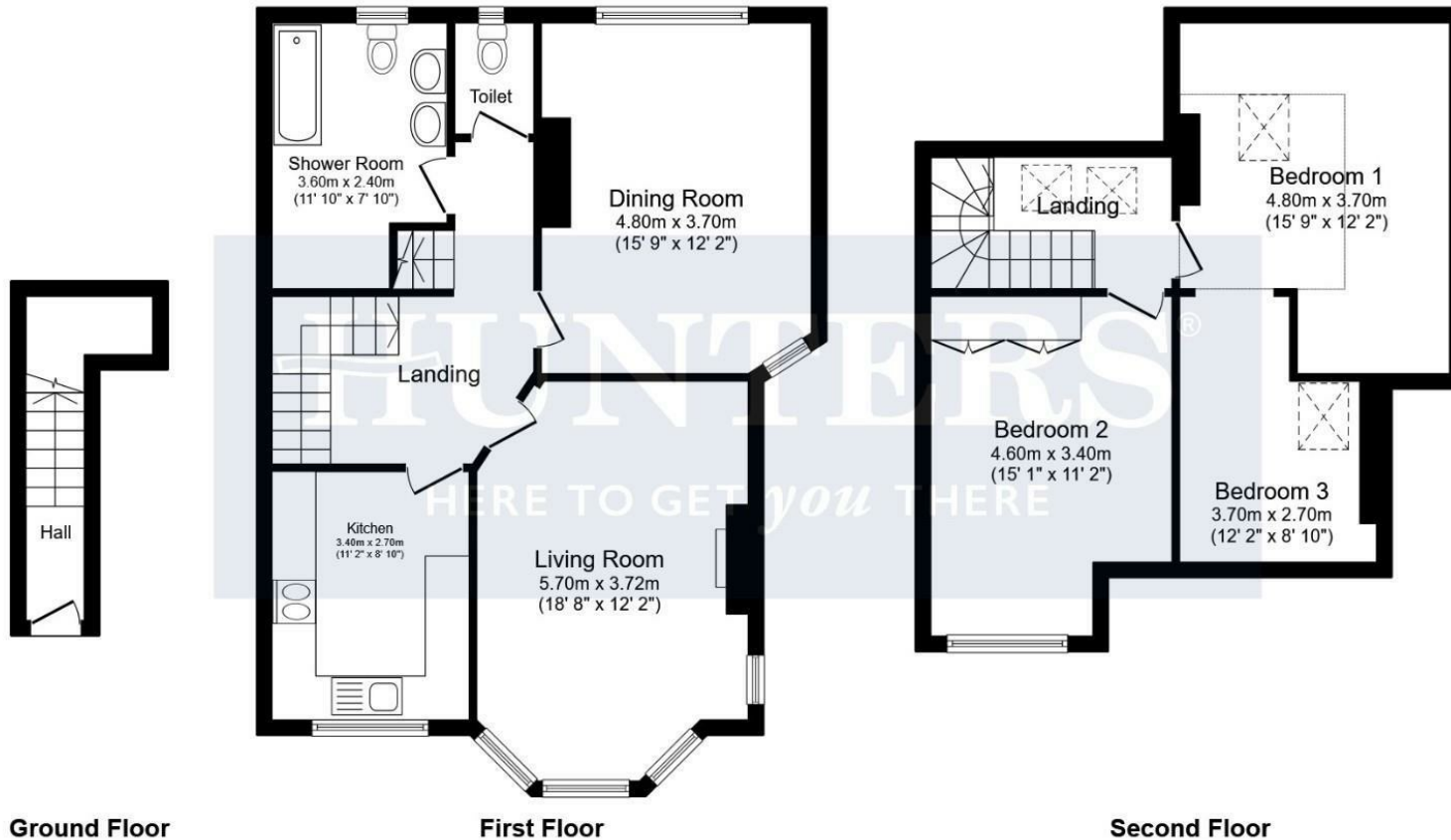
Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount £

Council Tax Banding: C







Total floor area 118.1 sq.m. (1,271 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, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

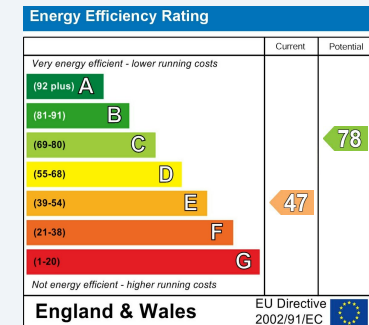
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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