



# St. Marys Walk, Harrogate, HG2 0LW £285,000

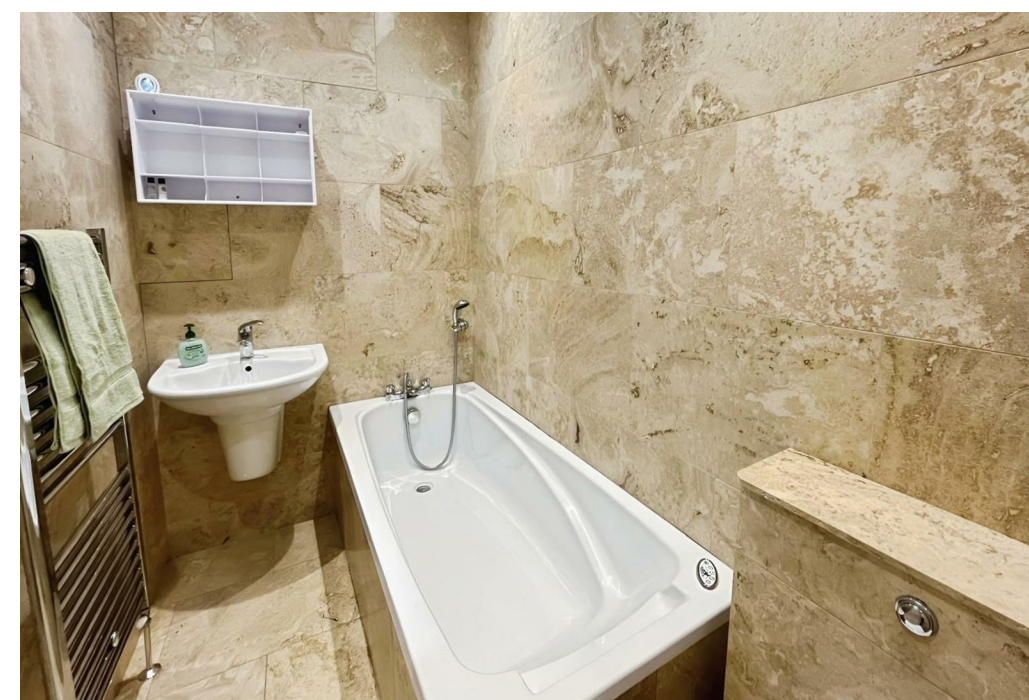
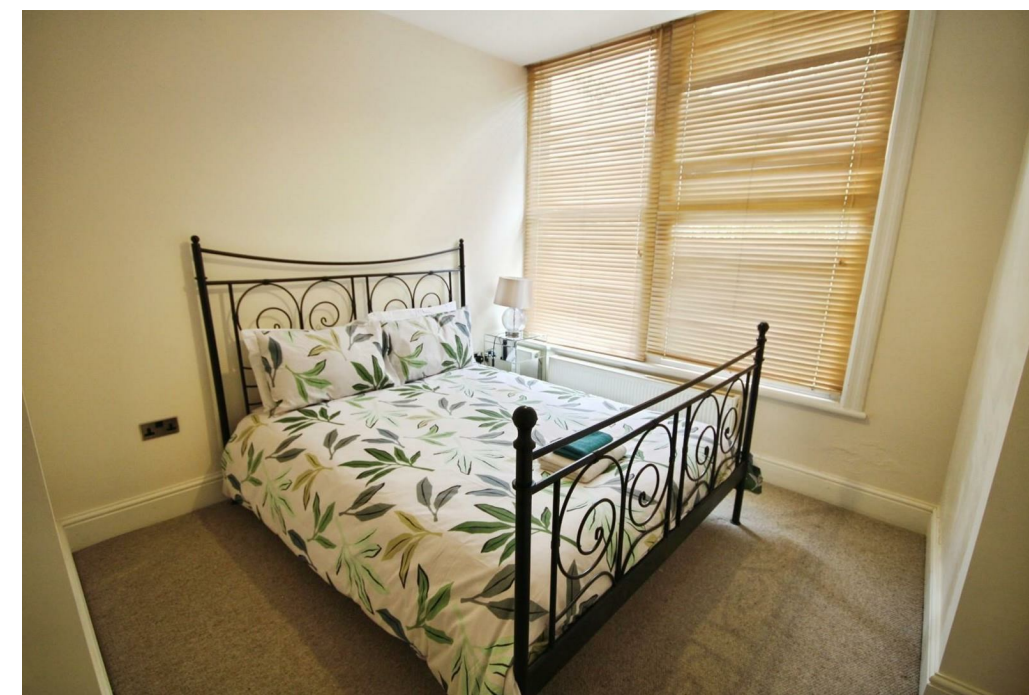
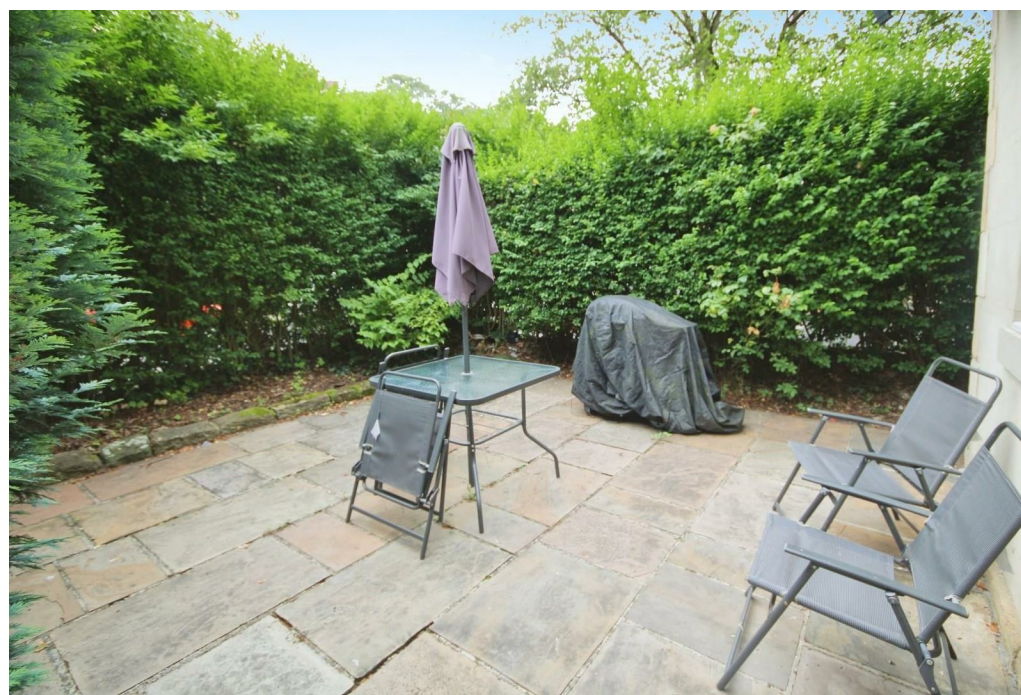


NO ONWARD CHAIN. Located on St. Marys Walk, Harrogate, this two-bedroom apartment offers a perfect blend of comfort and convenience. Situated just off Cold Bath Road, residents will enjoy easy access to a variety of local amenities, making daily life both enjoyable and practical.

The apartment features a welcoming reception room that serves as a delightful lounge and dining area, ideal for both relaxation and entertaining guests. The two spacious bedrooms provide ample room for rest and personal space, catering to a range of lifestyles, whether you are a young professional, a couple, or looking to downsize.

The property is well-appointed and benefits from a well-designed bathroom, ensuring that all your needs are met. The sought-after location enhances the appeal of this flat, as it is surrounded by the vibrant atmosphere of Harrogate, known for its beautiful parks, shops, and cafes.

This apartment is a wonderful opportunity for those seeking a comfortable home in a prime location. With its blend of space, style, and accessibility, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this delightful property your own.





TOTAL FLOOR AREA: 657 sq.ft. (61.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

EPC  
Energy rating D  
This property produces 4.2 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Leasehold  
Leasehold Years remaining on lease: 860  
Leasehold Annual Service Charge Amount £0  
Leasehold Ground Rent Amount: £2.10  
Council Tax Banding: A

- NO ONWARD CHAIN
- Two double bedroom apartment
- Located just off Cold Bath Road
- Lounge / dining area
- Outside space at the front of the property
- Close to local amenities
- Ideal for first time buyers or investors
- Move in ready
- Early viewing highly recommended
- Council Tax Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	71

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.