

## Hampsthwaite Road, Harrogate, Yorkshire, HG1 2DS

- NO ONWARD CHAIN
- Modern fitted kitchen
- Modern bathroom
- Residents parking
- Close to amenities of the town centre
- RENTED AT £825 PCM
- Ideal purchase for investors
- Extensive communal gardens
- Well presented throughout
- Call now to arrange viewing



**Offers Over**

# Hampsthwaite Road, Harrogate, Yorkshire, HG1 2DS

## DESCRIPTION

Offered for sale with NO ONWARD CHAIN. A well presented and spacious two bedroom ground floor flat situated in a highly sought after location, close to the wide range of amenities in the town centre.

The property this would make an ideal purchase for investors as it has a sitting tenant. The accommodation briefly comprises; spacious open plan living area including lounge and kitchen areas with door leading out to communal gardens, two bedrooms and a modern bathroom.

To the outside are extensive communal gardens and residents parking. An early viewing comes highly recommended.

### EPC

Energy rating C

This property produces 1.6 tonnes of CO2

### Material Information

Tenure Type: Leasehold

Leasehold Years remaining on lease: 962

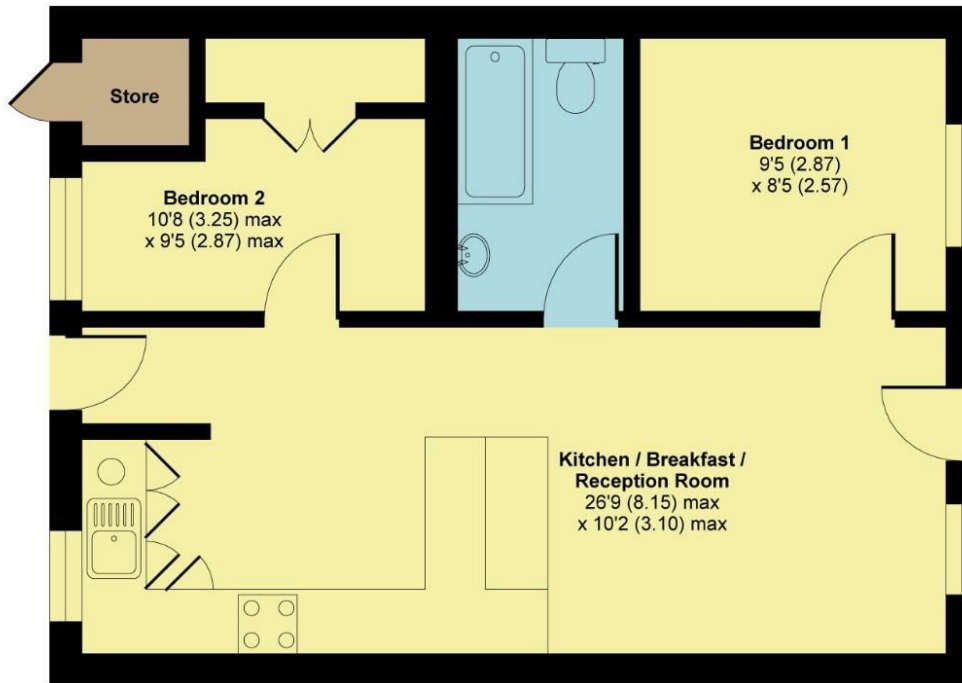
Leasehold Annual Service Charge Amount £792.00

Council Tax Banding: A





# Hampsthwaite Road, Harrogate, HG1



**GROUND FLOOR  
APPROX FLOOR  
AREA 46.4 SQM  
(499 SQFT)**

**APPROX. GROSS INTERNAL FLOOR AREA 499 SQ FT 46.4 SQ METRES (EXCLUDES STORE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Viewings

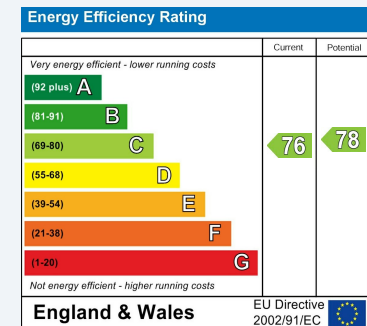
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



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