



Park View, Harrogate, HG1 5LY

- Located on the desirable Park View
- Spacious and well-proportioned double bedroom
- Thoughtfully designed layout maximises living space
- Close proximity to shops, restaurants, cafés, and parks
- Combines the vibrancy of town life with the tranquillity of a residential area
- Ideal for first-time buyers or property investors
- Generous lounge and dining area
- One modern bathroom
- Low-maintenance property with strong rental potential
- Council Tax Band A

Guide Price £175,000



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DESCRIPTION

Located on Park View this top floor apartment is an excellent opportunity for first-time buyers or savvy investors. This charming flat boasts a well-proportioned double bedroom, providing a comfortable and inviting space for relaxation. The spacious lounge and diner area is perfect for entertaining guests or enjoying quiet evenings at home, offering a versatile environment that caters to various lifestyles.

The property is conveniently located close to Harrogate town centre, allowing residents to enjoy easy access to a wealth of amenities, including shops, restaurants, and parks. This prime location enhances the appeal of the flat, making it an ideal choice for those who appreciate the vibrancy of town life while still enjoying the tranquillity of a residential setting.

With one reception room and one bathroom, this flat is designed for practicality and ease of living. The layout maximises space, ensuring that every corner of the home is utilised effectively. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this flat offers a delightful blend of comfort and convenience. The sash windows in the living have also been recently restored to maintain the period features.

EPC

Energy rating C

This property produces 2.5 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 102

Leasehold Annual Service Charge Amount £50 per month

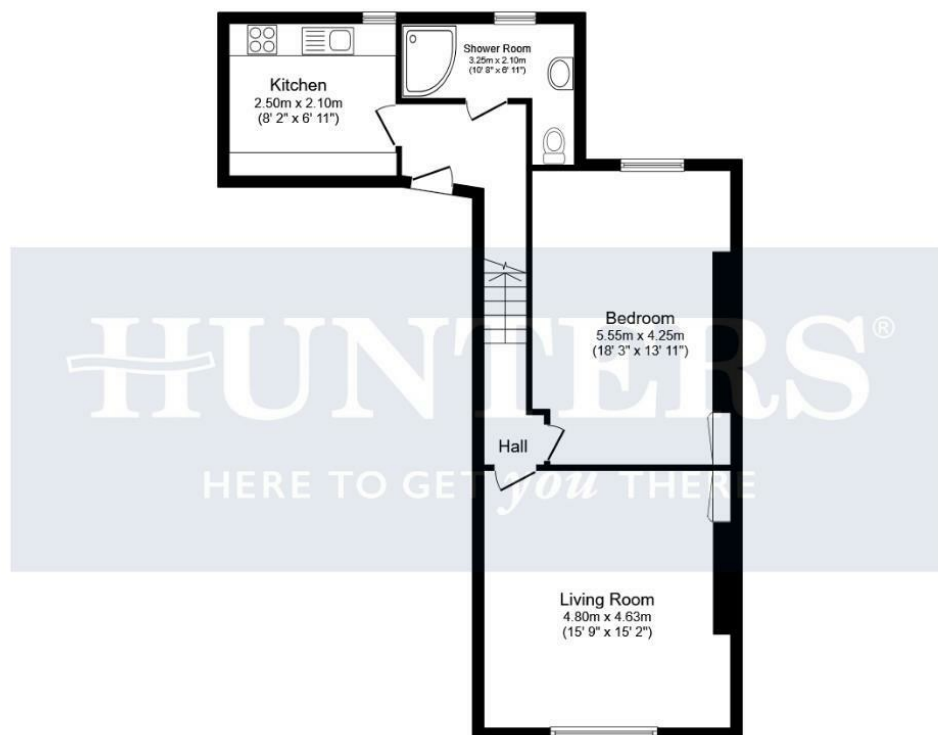
Leasehold Ground Rent Amount £75

Council Tax Banding: A





Flat 5, 5 Park View, Harrogate, HG1 5LY



Floor Plan

Floor area 66.9 sq.m. (720 sq.ft.)

Total floor area: 66.9 sq.m. (720 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

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Viewings

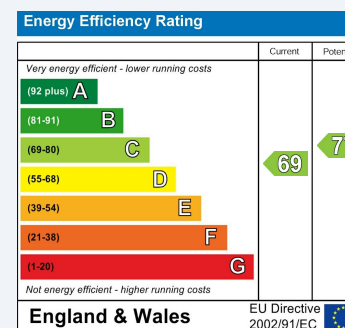
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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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