



## Otley Road, Harrogate, HG2 0DN

- NO ONWARD CHAIN
- Charming two-bedroom apartment
- Second bedroom can also be used as a dining room or home office
- Attractive communal gardens for residents to enjoy
- Excellent access to public transport links and surrounding areas
- Situated in the sought-after Duchy Court development
- Generous lounge with space for a dining table and seating area
- Includes a private garage and designated parking space
- Close to a range of local shops, cafés, and everyday amenities
- Council Tax Band C

**Guide Price £199,950**



# Otley Road, , Harrogate, HG2 0DN

## DESCRIPTION

NO ONWARD CHAIN. Located in the charming area of Duchy Court on Otley Road, this delightful two-bedroom apartment offers a perfect blend of comfort and convenience. The property features well-proportioned reception rooms, providing flexibility for your living arrangements. The second bedroom can easily serve as a versatile space, whether you choose to use it as a bedroom or a dining room, catering to your lifestyle needs.

The apartment boasts a separate kitchen, which is ideal for those who enjoy cooking and entertaining. The lounge area is spacious enough to accommodate a dining table, making it a wonderful space for gatherings with family and friends.

In addition to its appealing interior, this property comes with the added benefit of parking for vehicles, including a garage and a designated parking space. This is a rare find in such a desirable location.

Residents will appreciate the communal gardens, providing a lovely outdoor space to relax and unwind. The apartment is conveniently situated close to local amenities and public transport links, ensuring that everything you need is within easy reach.

EPC

Energy rating E

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 950

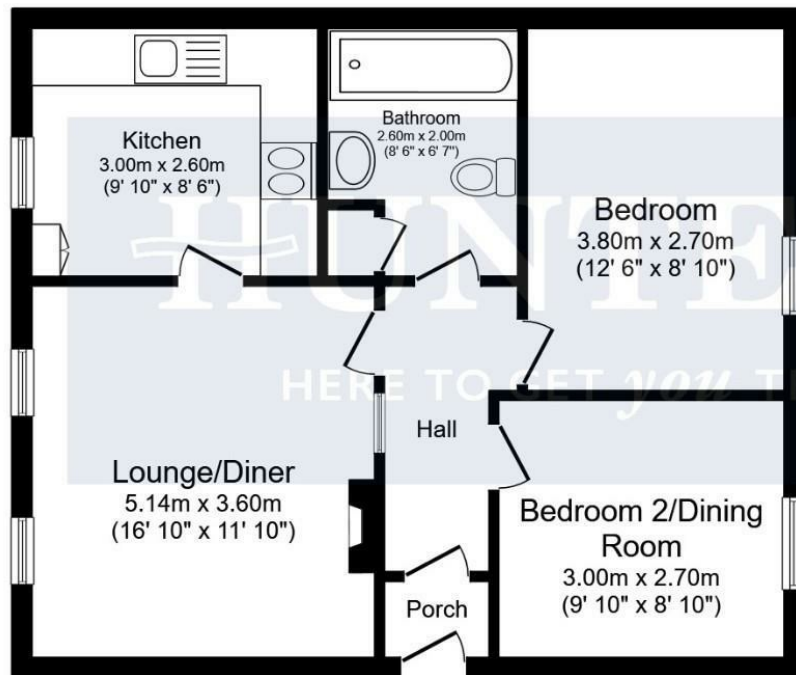
Leasehold Annual Service Charge Amount

£1,380

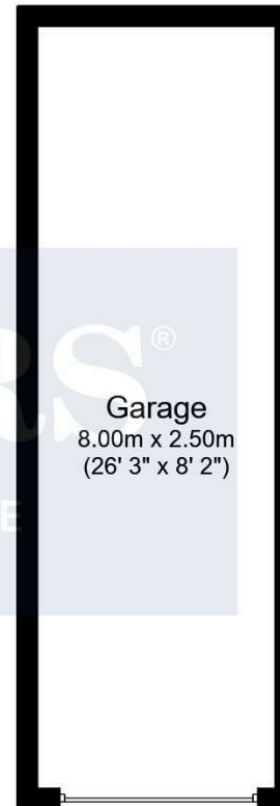
Council Tax Banding: C







**Floor Plan**



**Garage**

Total floor area 72.1 sq.m. (777 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](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

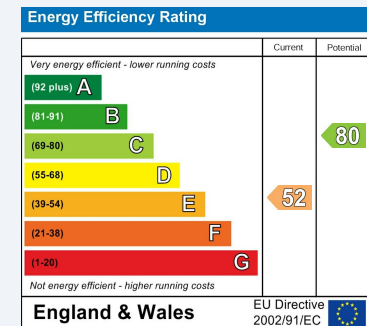
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

## 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.

