



Bramham Drive, Harrogate, HG3 2UB

- Purpose-built apartment located on Bramham Drive
- Features two well-proportioned bedrooms
- Parking available on a first-come, first-served basis
- Access to attractive communal gardens for residents
- Early viewing highly recommended
- Ideal opportunity for first-time buyers and investors
- Welcoming entrance hallway leading into the main living areas
- Attic space for extra storage space
- Close to public transport links and Harrogate town center
- Council Tax Band A

Guide Price £135,000



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DESCRIPTION

Located on Bramham Drive, this purpose-built apartment presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two well-proportioned bedrooms, comprising one spacious double and a comfortable single, making it ideal for a small family or those seeking a guest room or home office.

Upon entering through the hallway, you will find a welcoming open-plan lounge and dining area, which creates a bright and airy atmosphere, perfect for relaxation and entertaining. The kitchen, conveniently situated off to the side, is functional and well-equipped, catering to all your culinary needs.

A particular feature of the property is the useful attic space, providing valuable additional storage and enhancing the practicality of the apartment.

Residents will appreciate the availability of parking on a first-come, first-served basis, ensuring convenience for those with vehicles. Additionally, the communal gardens provide a lovely outdoor space to enjoy.

The location is particularly advantageous, as it is in close proximity to Harrogate town centre, offering a wealth of shops, cafés, and amenities. Public transport links are also readily accessible, making commuting and exploring the surrounding areas effortless.

This apartment is a delightful find in a sought-after location, combining comfort, convenience, and community living. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this residence is certainly worth considering.



EPC

Energy rating E

This property produces 5.9 tonnes of CO2

Material Information - Harrogate

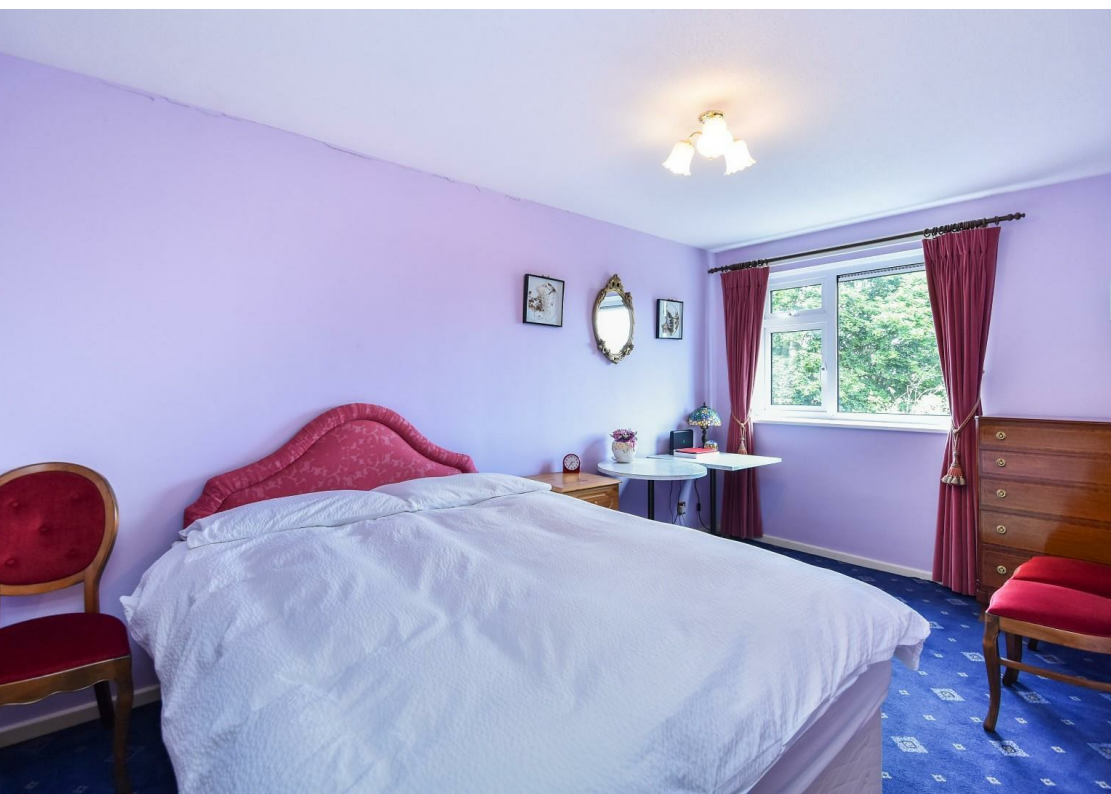
Tenure Type: Leasehold

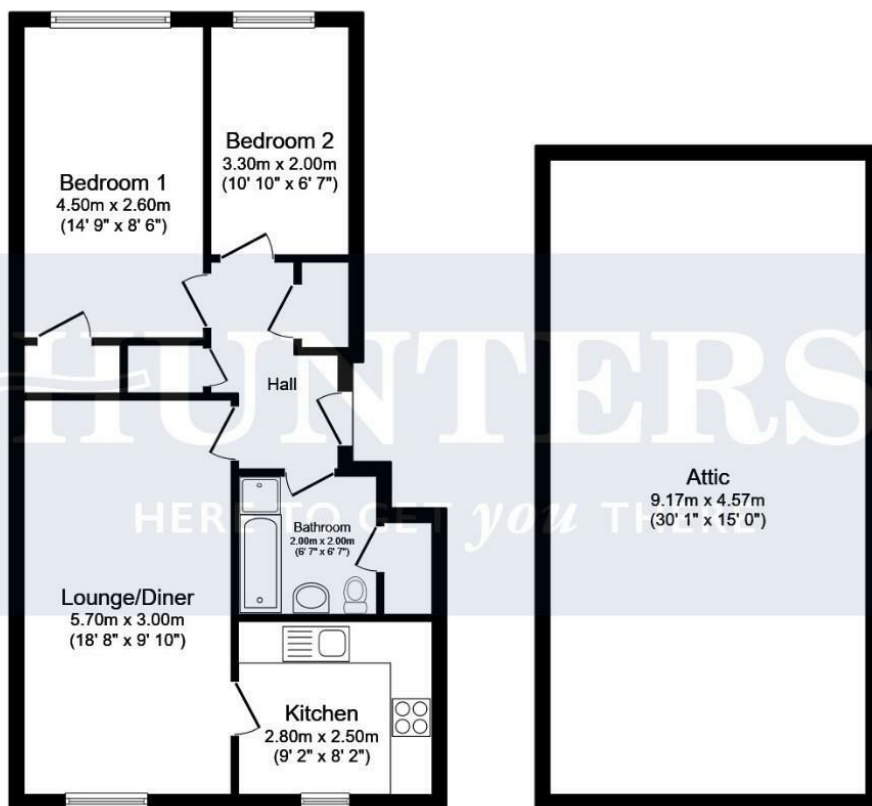
Leasehold Years remaining on lease: 84

Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount £

Council Tax Banding: A





Floor Plan

Attic

Total floor area 98.8 sq.m. (1,063 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

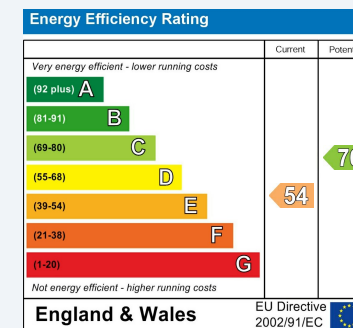
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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.

