







Skipton Road, Harrogate, HG1 4LJ

- Stylishly refurbished two-bedroom duplex apartment
- Pre approved holiday-let planning permission
- Option to purchase furniture and fittings
- Prime location close to cafés, dining, shops and local services
- Attractive Victorian period property
- Ideal for first time buyers / downsizers / investors
- Turnkey opportunity with practical works completed
- Two double bedrooms
- Harrogate town centre and attractions within comfortable walking distance

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Guide Price £210,000

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DESCRIPTION

A beautifully refurbished and stylishly furnished two-bedroom duplex apartment within an attractive Victorian period property, offering an excellent opportunity for buyers seeking a ready-to-operate holiday let or a characterful home in a popular Harrogate location. Ideal for first time buyers, downsizers, investors, with holiday-let planning permission is in place.

Situated at the junction of Skipton Road and King's Road, the property is close to independent cafés, restaurants, takeaways, everyday shopping and local services, giving the area a genuine community feel. Harrogate town centre and its attractions are also comfortably walkable.

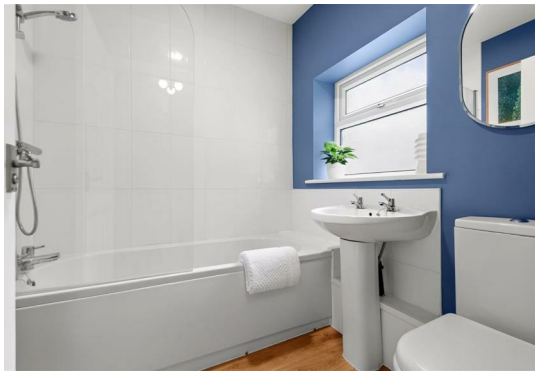
The accommodation is arranged over three floors, comprising a ground-floor entrance, first-floor sitting room, kitchen/dining room and bathroom, with two double bedrooms on the second floor. The apartment benefits from plentiful storage, including a landing store, three eaves-storage areas, loft storage.

The property has been comprehensively refurbished, including a new boiler, bathroom towel radiator, oven and hob, updated kitchen doors and handles, durable oak-effect work surfaces and flooring, new shelving, premium redecoration and updated lighting, curtains and blinds.

The apartment is with the option to purchase the furniture and fittings, including two sofas, 65-inch and 50-inch televisions, dining table and chairs, coffee tables, large lounge rug, artwork and decorative accessories. Both bedrooms feature quality beds and mattresses, toppers, bedding and protectors, bedside furniture and storage.

The kitchen includes a fridge and washing machine, both under two years old, plus microwave, coffee machine and core inventory. Additional smallwares can be completed by agreement.

Importantly, holiday-let planning permission is in place, with practical works already completed to facilitate a rapid operational launch.







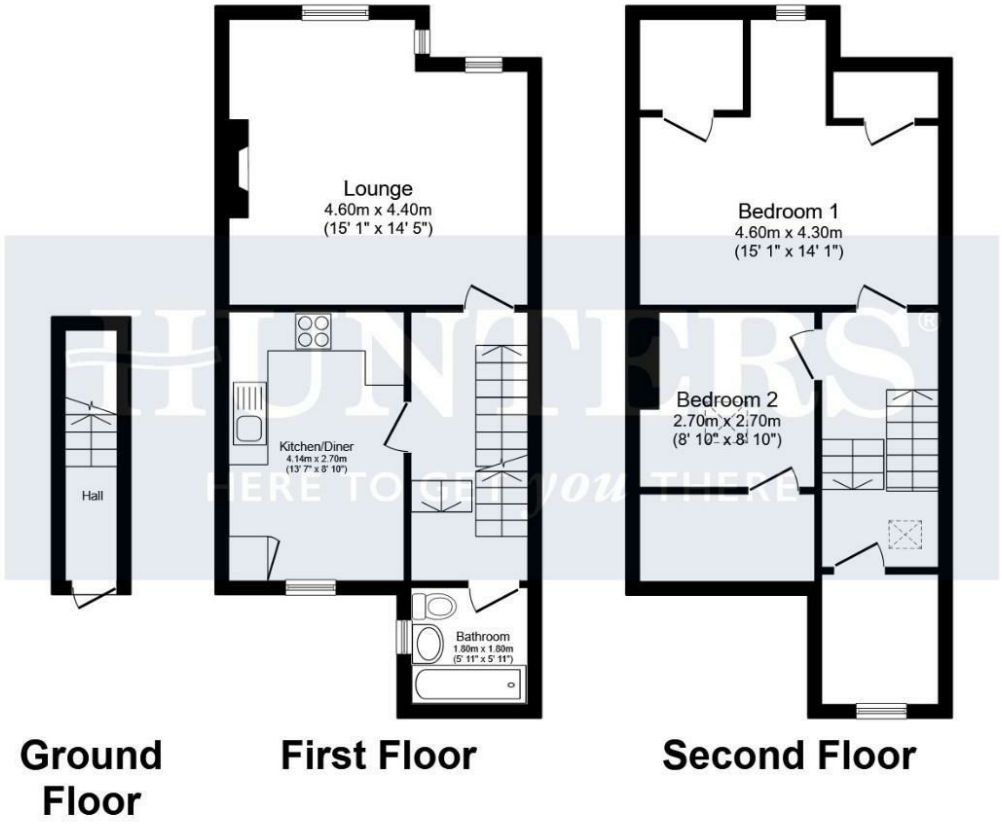












Total floor area 86.7 sq.m. (933 sq.ft.) approx

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

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Viewings

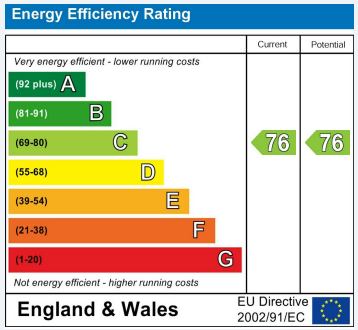
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

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The Property Ombudsman

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