



Otley Road, Harrogate, HG2 0DL

- NO ONWARD CHAIN
- Prime location adjacent to The Oval Gardens and The Stray
- 24-hour specialist care and support available when required
- Separate cloakroom/WC

- Superb two-bedroom, purpose-built ground-floor retirement apartment
- Well-managed complex offering independent living and peace of mind
- Two generous double bedrooms, including one with an en-suite shower room
- Residents must be aged 60 or over

Guide Price £280,000



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DESCRIPTION

A superb two-bedroom, purpose-built ground-floor retirement apartment, ideally positioned adjacent to The Oval Gardens, The Stray and Harrogate town centre.

Martin Grange is a highly regarded and well-managed retirement development, offering an excellent combination of independent home ownership, attractive communal facilities and peace of mind. Residents benefit from impressive shared spaces for socialising, modern safety and security features, together with 24-hour specialist care and support whenever required.

Apartment 14 occupies an enviable position within the purpose-built wing to the rear of the original Victorian mansion. The apartment enjoys direct access to the rear courtyards and the beautifully maintained, protected Oval Gardens.

The property is presented in good order throughout and enjoys a pleasant outlook over the attractive communal gardens. The spacious reception room features a sliding door opening directly onto a south-facing private patio, with the communal gardens beyond. There is a fitted kitchen with integrated appliances, two double bedrooms, one benefiting from an en-suite shower room, together with a separate cloakroom/WC.

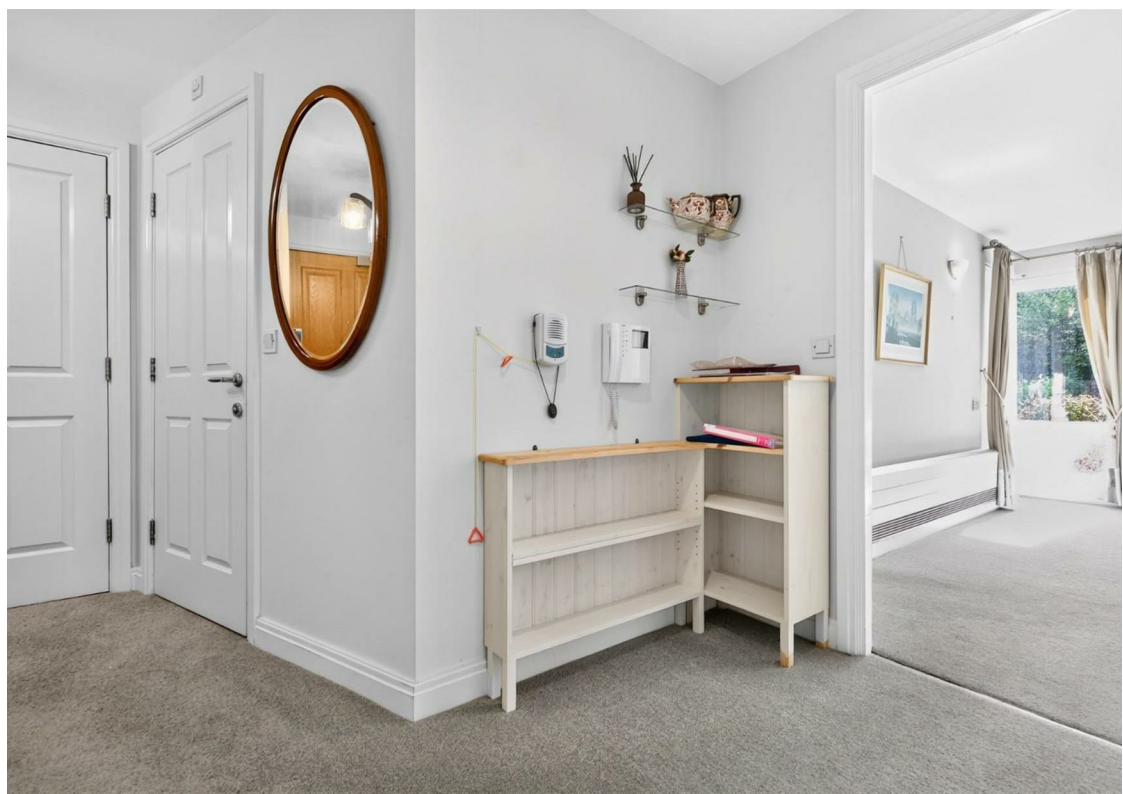
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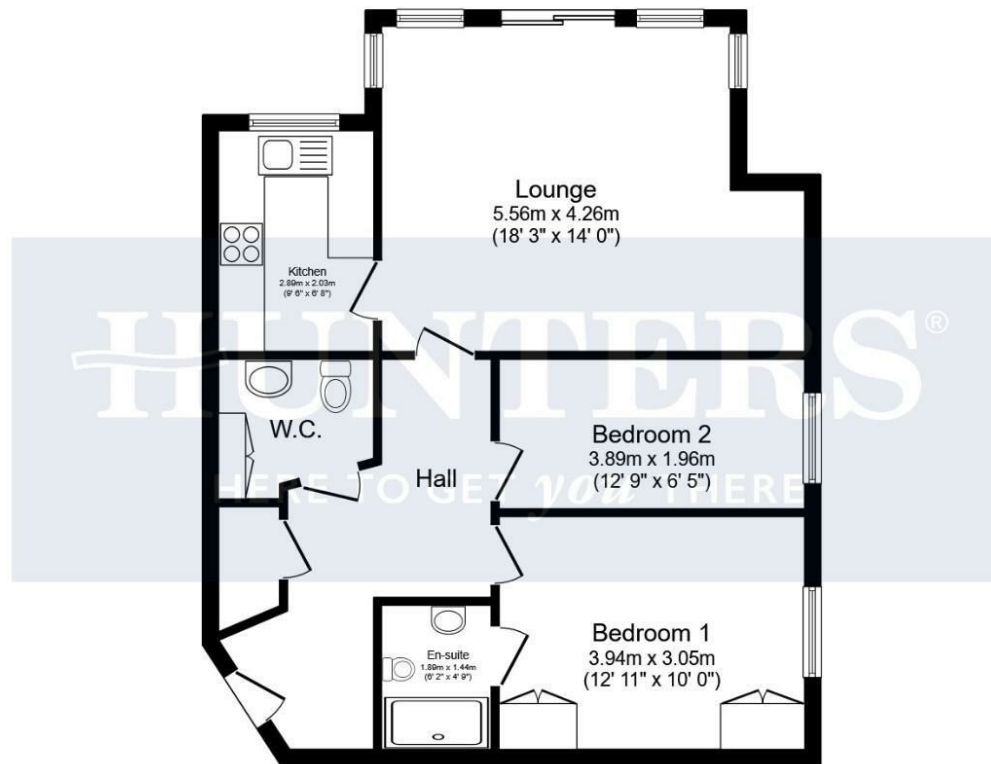
Location

Martin Grange is conveniently situated between Otley Road and Park Road. Apartment 14 is best accessed via the courtyard from Park Road at the rear of the main building.

The location is particularly attractive, being within level walking distance of Harrogate town centre, with its excellent range of shops, cafés, restaurants and other amenities. The development is also immediately adjacent to The Oval Gardens and The Stray, providing beautiful open green space right on the doorstep.







Ground Floor

Total floor area 67.0 sq.m. (721 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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

