

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Charlwood, Wetherby Road

Harrogate, HG2 7SZ

Council Tax: B

**Offers Over £80,000**





# Wetherby Road

Harrogate, HG2 7SZ

Offers Over £80,000



## Private Entrance

Access via UPVC entrance door, stairs to first floor.

## Hallway

Storage cupboard housing boiler, radiator, doors to:

## Kitchen

8'0" x 6'11" (2.44 x 2.12)

Range of wall and base units with working surfaces over with stainless steel sink, space for gas cooker, space for fridge freezer, plumbing and space for washing machine, radiator.

## Lounge Dining Room

19'7" x 11'10" (5.97 x 3.62)

UPVC double glazed windows to front and rear elevations, two radiators, TV point, emergency pull cord.

## Bedroom One

12'9" x 7'9" (3.89 x 2.38)

UPVC double glazed window, radiator, emergency pull cord.

## Bedroom Two

7'8" x 5'9" (2.35 x 1.76)

UPVC double glazed window, radiator.

## Shower Room

Modern white suite comprising walk-in corner shower, low level WC, pedestal wash hand basin, chrome heated towel rail, part tiled walls, emergency pull cord, UPVC double glazed window.

## Outside

Communal gardens and residents parking.

## EPC

Environmental impact as this property produces 1.6 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 65 years

Leasehold Annual Service Charge Amount £1032.00

Shared Ownership 70% of share, amount of rent on remaining share £0.00

Council Tax Banding; B

OFFERED TO THE MARKET CHAIN FREE. Set in a beautiful retirement development, this first floor apartment is for sale at £80,000 for a 70% share. No rent payable on the remaining share. In a desirable and convenient location close to Harrogate District Hospital, the property benefits from well-maintained communal gardens in a private setting.

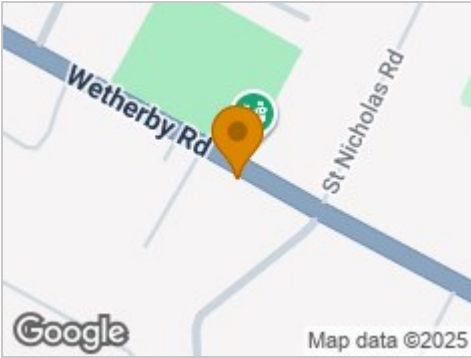
With extensive UPVC the property briefly comprises; Entrance into hallway with doors to the spacious lounge with bay window, separate kitchen, main double bedroom, a further single bedroom and a shower room.

Outside to the front, the entrance to the development is via a driveway with parking and a walkway through the communal gardens, for the benefit of residents, to the private entrance.

- OVER 55s RETIREMENT DEVELOPMENT
  - Sold at £80,000 for 70% share
  - No rent paid on the remaining share
  - Spacious two bedroom property
  - First floor with private entrance
  - Offered to the market chain free
  - Set in beautiful communal gardens
  - Ideally located with excellent bus routes
- Please call for further information and to book a viewing



Road Map



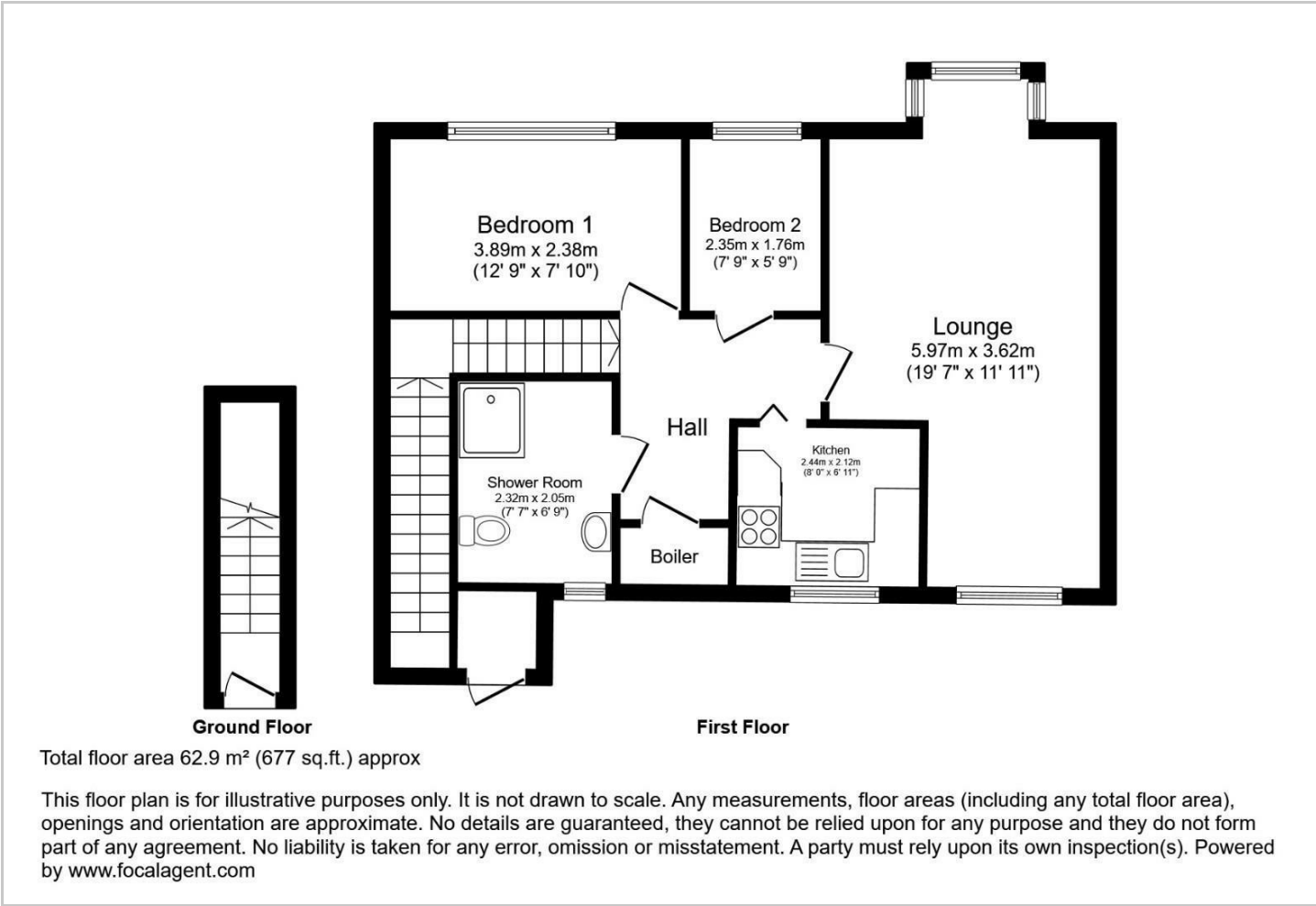
Hybrid Map



Terrain Map



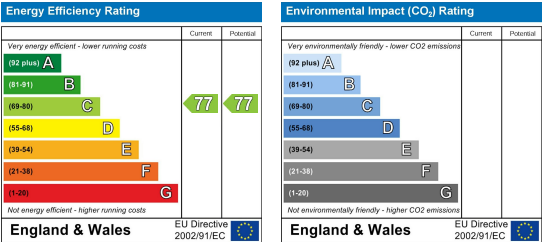
Floor Plan



Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.