



Harlow Manor Park, Harrogate, HG2 0QH

- NO ONWARD CHAIN
- Super first floor apartment
- Attractive communal gardens & residents lounge
- Two bedrooms both with fitted wardrobes
- Located just off Cold Bath Road
- Select development for the over 55's
- Communal stair lift & stairs to all floors
- Ample residents/visitor parking
- Open plan lounge/diner
- Close to wide ranging local amenities

Guide Price £120,000

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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a spacious two bedroom first floor retirement apartment, forming part of this select development for the over 55's, situated just off Cold Bath Road with the wide ranging amenities close by to include Sainsbury's Local, pharmacy and coffee shops.

With secure communal entry system, stair lift and stairs to all floors, the accommodation comprises: Private hallway with large storage cupboard, open plan lounge/diner opening to the kitchen area, two bedrooms both with fitted wardrobes and bathroom.

To the outside, are attractive communal gardens and ample residents/visitor parking.

EPC

Energy rating C

This property produces 2.4 tonnes of CO2

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 115 Years

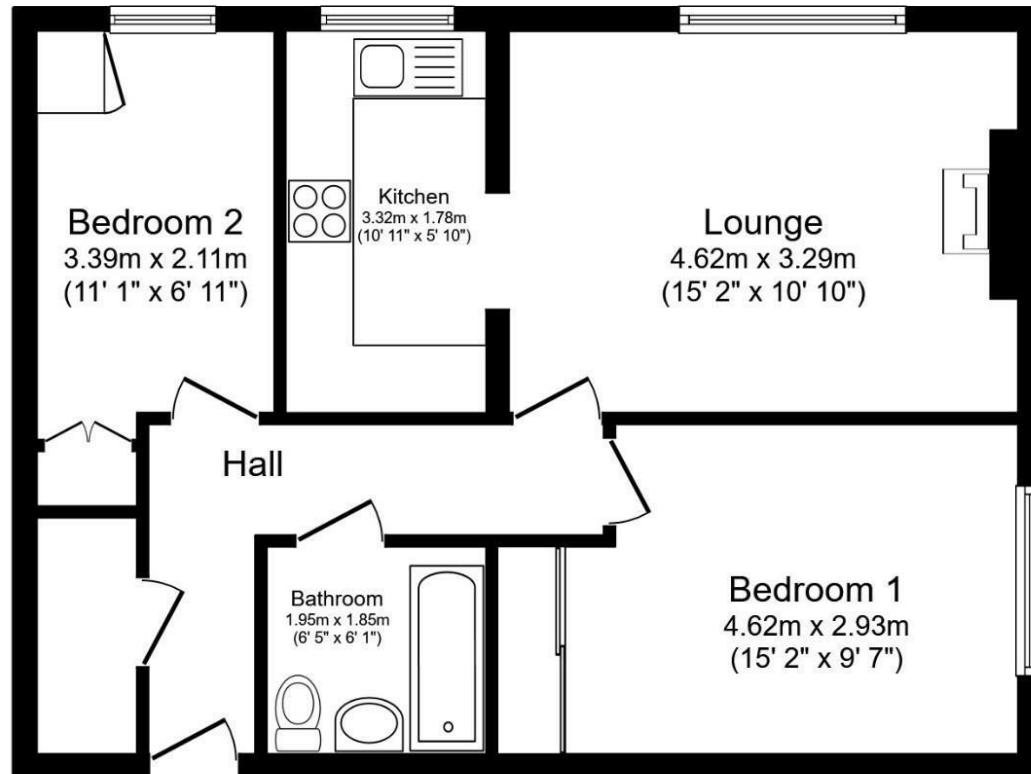
Leasehold Annual Service Charge Amount £2,280

Leasehold Ground Rent Amount: £150.00

Council Tax Banding; D







Total floor area 55.9 m² (602 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 www.focalagent.com

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.

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.