



Martin Grange, Otley Road, Harrogate, HG2 0DL

NO CHAIN | Amazing Stray views | Private access | Open plan living/kitchen | Large ground floor retirement apartment | Two double bedrooms | Modern wet room & separate WC | Flat walk to town centre

Guide Price: **£475,000***



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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A rare opportunity to purchase this amazing two double bedroom ground floor apartment, with its own private access and views from the lounge over The Stray.

The property forms part of this exclusive 'Strayside' retirement development for the over 60's, in a highly sought after location with a short, flat walk into the town centre. Offering generous living space throughout the accommodation is very well maintained and comprises: Private access to an entrance vestibule, hallway with separate WC, further access from a communal hallway with lift and stairs to all floors, open plan living/kitchen, the lounge area has amazing views over the Stray through a large bay window and the modern kitchen area has the benefit of integrated appliances; two double bedrooms both with bay windows and a Jack and Jill wet room with non-slip flooring.

To the outside are very well maintained and spacious mature communal lawn gardens with various seating areas and ample residents and visitor parking.

Martin Grange is an exclusive retirement development for the over 60's, offering independent living in a friendly community, with on-site 24-hour support, subject to staff availability.

There are a range of communal facilities to include: Residents lounge, café/bistro, hair salon and buggy store.



Private Entrance Vestibule

Accessed via secure entrance door, double glazed window to side elevation, door with stain glass window opens to:

Entrance Hall

Electric radiator, emergency pull chord, door to communal hallway, doors to:

WC

Low level WC, wall mounted sink, double glazed window to side elevation, inset ceiling spot lights, cupboard housing Vaillant boiler.

Open Plan Living Kitchen

25'8" x 17'2"

7.86m x 5.24m

Kitchen Area

Modern fitted range of wall and base mounted units with working surfaces over with inset stainless steel single drainer sink with mixer tap, inset four ring electric hob with extractor fan over and electric oven, integrated appliances to include fridge freezer, washing machine, dishwasher. Part tiled walls, background lighting, inset ceiling spot lights.

Lounge Dining Area

Large double glazed sash bay windows to front elevation with views over looking the stray, double glazed window to side elevation, TV point, three electric radiators, space for dining table.

Bedroom One

13'5" x 12'6" 4.11m x 3.84m

Double glazed sash bay window to rear elevation, fitted wardrobes and drawers, electric radiator, fitted cupboard, telephone point, emergency pull chord. Door to:

Wet Room

Jack and jill wet room with low level WC, walk-in shower area, wall mounted sink with mixer tap, extractor fan, inset ceiling spot lights, part tiled walls, shaver point.

Bedroom Two

14'10" x 13'0" 4.3m x 3.96m

Double glazed sash bay window to side elevation, three electric radiators, double glazed window to rear elevation, fitted wardrobe.

Outdoor Space

Attractive and mature communal gardens laid mainly to lawn with walk ways and various seating areas. Ample residents and visitor parking.

EPC

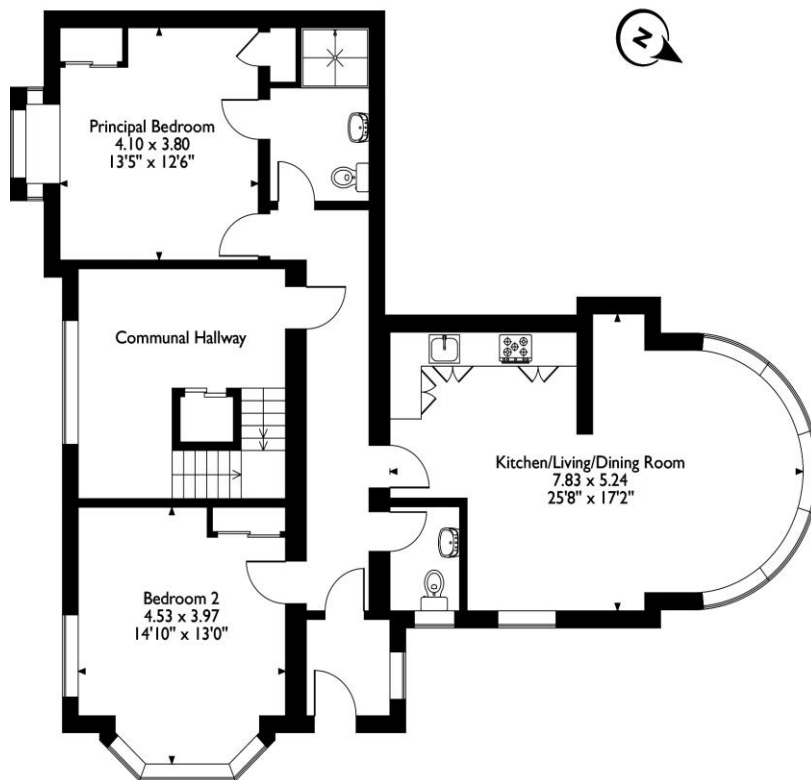
Environmental impact as this property produces 2.1 tonnes of CO2.

Disclaimer

** charges and deferred fees apply, please refer to the key facts document - available from agent.*



31 Martin Grange 5 Otley Road,
Harrogate, North Yorkshire
Approximate Gross Internal Area
90 Sq M/969 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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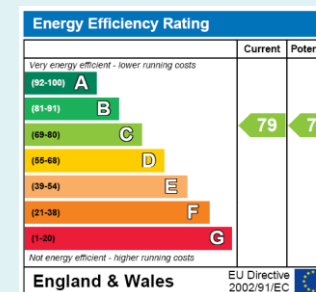
OPENING HOURS



9am - 5.30pm Monday to Friday, Saturday 9am
-3.30pm and Sunday 11am - 2pm

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.



DISCLAIMER

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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