

HUNTERS®

HERE TO GET *you* THERE



East Parade

Harrogate, HG1 5LR

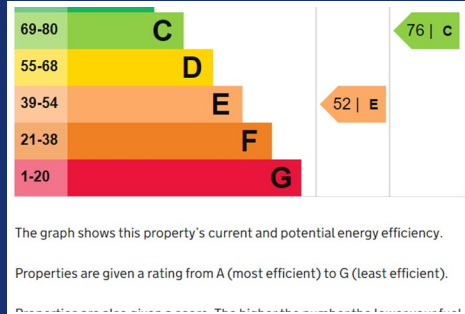
£240,000



97 East Parade

Harrogate, HG1 5LR

£240,000



LOCATION

East Parade is situated close to the centre of Harrogate town centre and is ideally placed for local amenities including shops, schools, bars, restaurants, sports and health facilities. With the bus and train stations within walking distance providing regular services to York and Leeds and the A59/61 link roads giving access out of Harrogate to the A1M both North and South, makes this an ideal ...

DIRECTIONS

Leave Harrogate town centre via Station Parade and all the traffic lights bear left onto Station Bridge and take the first exit at the roundabout onto East Parade, where Flat 1, 97 East Parade is located on the left hand side, identified by our Hunters For Sale board.

COMMUNAL VESTIBULE AND HALLWAY

Accessed via secure communal entrance door, stairs to first floor, door to:

PRIVATE HALL WAY

Radiator, dado rail, ceiling coving, doors to:

LOUNGE

13'11" x 17'5" (4.24 x 5.31)

Sash bay window to front elevation, TV point, radiator, fire place with electric fire and tiled hearth, picture rail and ceiling coving.

KITCHEN

Quality range of wall and base mounted units with granite working surfaces over with inset one and a half sink unit with mixer tap, granite splash backs, four ring electric hob with extractor hood over and electric oven under, integrated appliances include

dishwasher and washing machine, space for fridge freezer, three UPVC double glazed windows to side elevations, stable style door leading t...

BEDROOM ONE

10'4" x 12'11" (3.15 x 3.94)

UPVC double glazed window to rear elevation, radiator, dado rail, ceiling coving.

BEDROOM TWO

9'7" x 12'0" (2.92 x 3.66)

UPVC double glazed window to rear elevation, radiator, fitted cupboard.

BATHROOM

Quality modern suite comprising panel bath with shower over and glazed screen, low level WC, wall mounted sink with mixer tap, part tiled walls, tiled floor with under floor heating, vanity mirror with lighting, UPVC double glazed window to front elevation, fitted double cupboard, chrome heated towel rail.

OUTSIDE

A shared driveway leads to the rear of the property to allocated parking space for one vehicle, private terraced seating area.

EPC E

Environmental impact as this property produces 5.2 tonnes of CO2.



Road Map



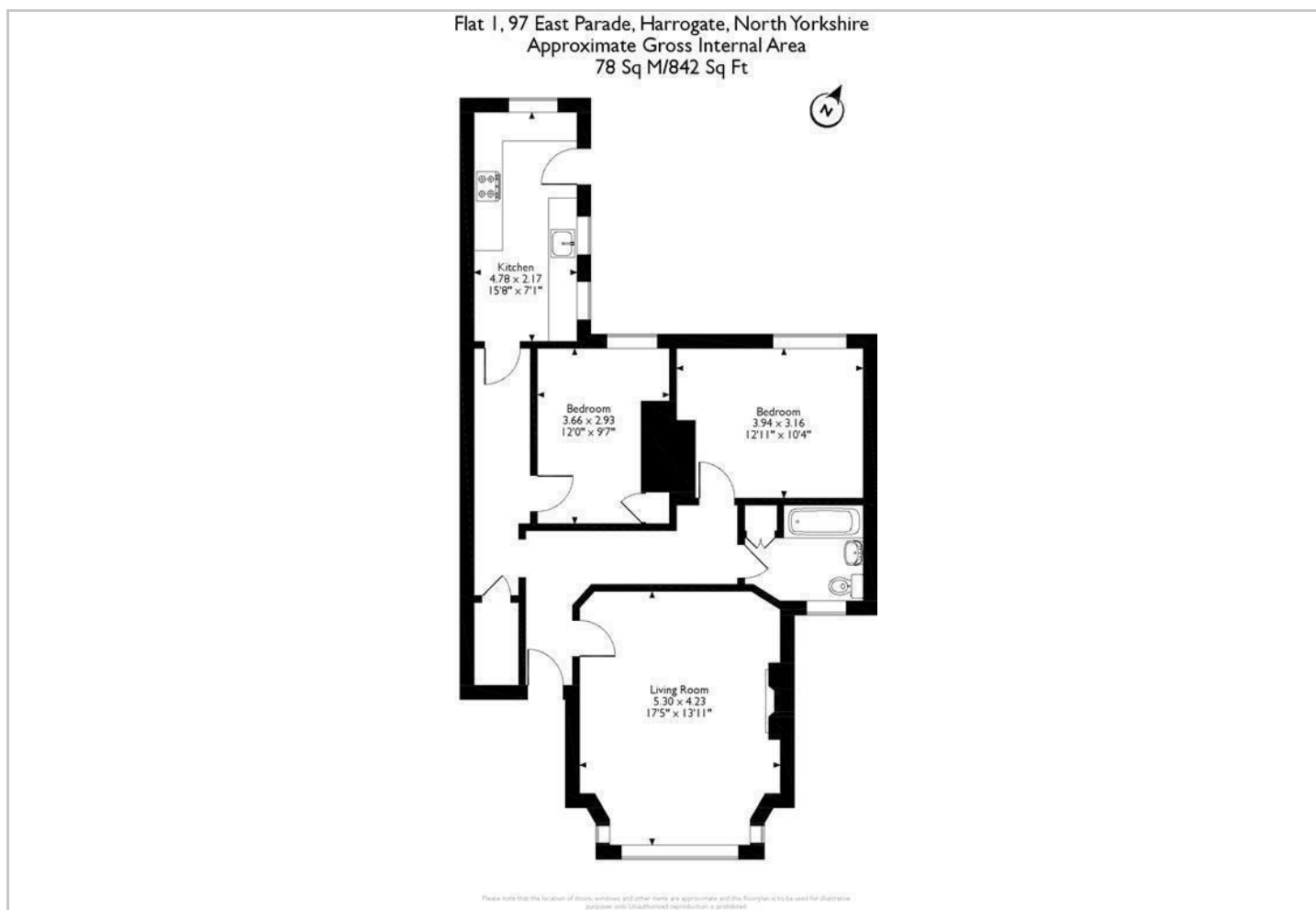
Hybrid Map



Terrain Map



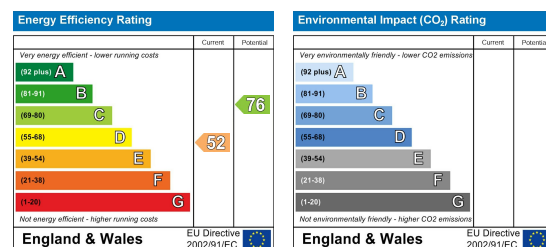
Floor Plan



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.