



Harewood Road, Harrogate, Yorkshire, HG3 2TJ

- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- Open plan lounge and dining room
- Worcester Bosch combination gas boiler
- Communal gardens
- Viewing highly recommended
- UPVC double glazing throughout
- Excellent storage solutions
- Modern bathroom
- Residents off road parking
- Council Tax band A

Offers Over £140,000

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HERE TO GET *you* THERE

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DESCRIPTION

IDEAL FOR FIRST TIME BUYERS AND INVESTORS. This first-floor flat boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room offers a comfortable area for entertaining guests or enjoying quiet evenings at home.

The flat features a well-appointed bathroom, ensuring convenience for daily routines. With the added benefit of UPVC double glazing, residents can enjoy a warm and quiet living environment, enhancing the overall comfort of the home.

Parking is available, a valuable asset in this desirable location. Harrogate is renowned for its beautiful parks, historic architecture, and vibrant community, making it an ideal place to call home. This property is perfectly positioned to take advantage of the local amenities, including shops, cafes, and excellent transport links.

EPC

Energy rating C

This property produces 1.6 tonnes of CO₂

Material Information - Harrogate

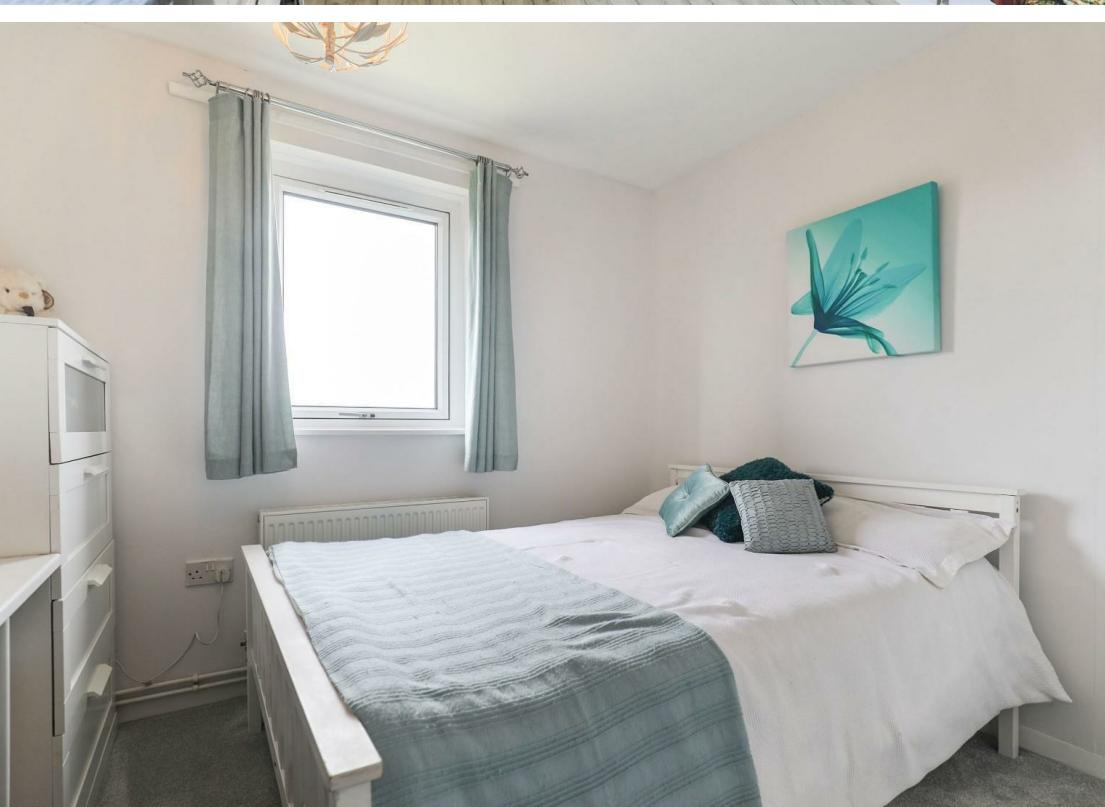
Tenure Type: Leasehold

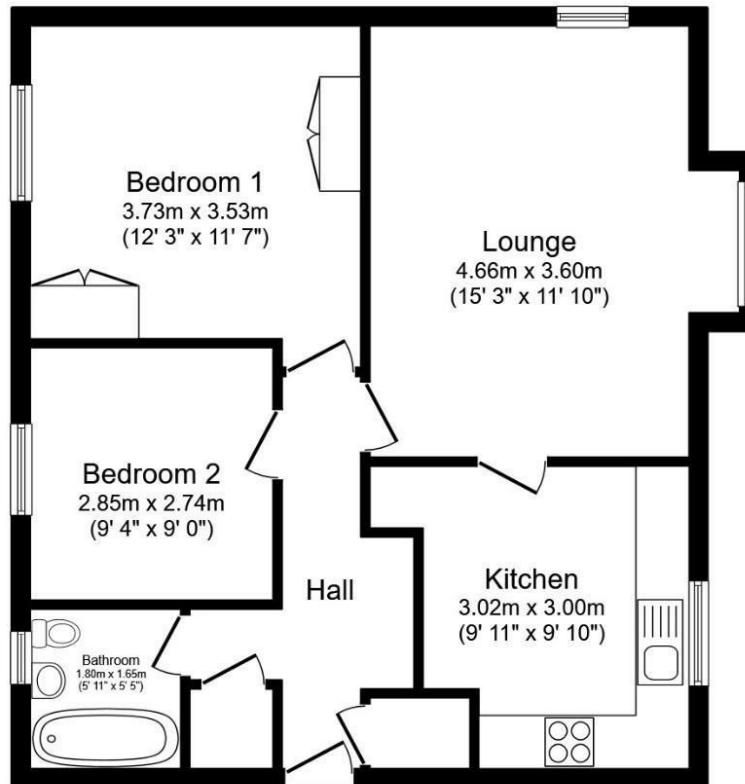
Leasehold Years remaining on lease: 101 years

Leasehold Annual Service Charge Amount £1068 plus annual ground rent of £10

Council Tax Banding: A







Total floor area 63.2 m² (680 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	78	78
(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.