

# HUNTERS®

HERE TO GET *you* THERE



## Baines House, Cheltenham Mount

Harrogate, HG1 1DP

Council Tax: A

**Guide Price £130,000**



# 2a Cheltenham Mount

Harrogate, HG1 1DP

Guide Price £130,000



## Private Entrance Hall

Storage cupboard housing hot water tank, intercom entry system.

## Open Plan Kitchen Living Room

17'11" x 13'11" (5.48 x 4.25)

Double glazed windows to front and side elevations giving rooftop views, electric radiator. Fitted range of wall and base units with working surfaces over with inset sink unit, integrated four ring electric hob with extractor hood over and electric oven under. Plumbing and space for washing machine, space for fridge freezer.

## Bedroom

11'5" x 8'2" (3.50 x 2.51)

Double glazed window to front elevation, electric heater.

## Bathroom

White suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment, tiled walls and flooring.

## EPC

Environmental impact as this property produces 1.5 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 989

Leasehold Annual Service Charge Amount  
£936.00

Annual Ground Rent: £200.00

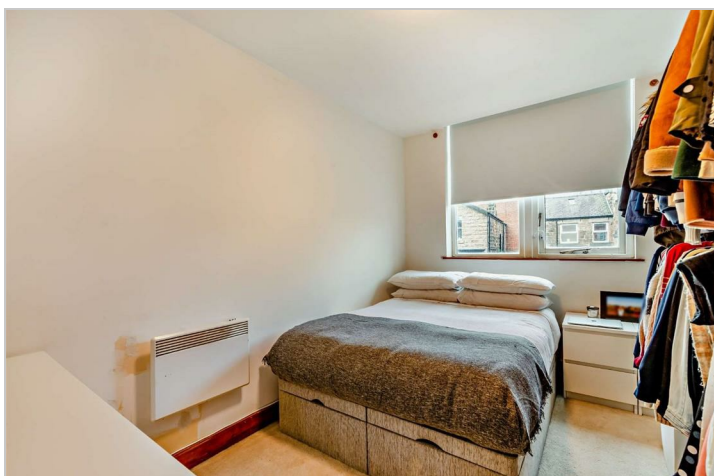
Council Tax Banding; A

A modern one bedroom first floor apartment, situated within the heart of Harrogate town. This perfectly located property is within a short distance to the town centre, with restaurants, train station and local amenities close by.

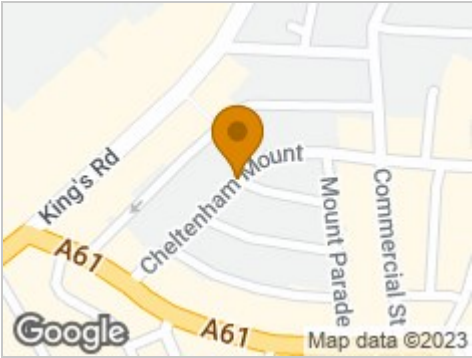
The accommodation comprises a communal entrance area with entry-phone system, private entrance hall, modern open plan living room and kitchen area with integrated electric oven, four ring electric hob and washing machine, one spacious double bedroom and a modern fitted bathroom.

An internal inspection is strongly recommended in order to appreciate the size of this one bedroom apartment. Ideal rental investment or first time buyer opportunity.

- FIRST FLOOR APARTMENT
  - One Double bedroom
    - Modern kitchen
  - Open plan kitchen and lounge
    - Modern bathroom
  - Town centre location
  - Short walk to train station
- Secure entry/ Intercom access
  - Ideal investment opportunity
- Early viewing highly recommended



Road Map



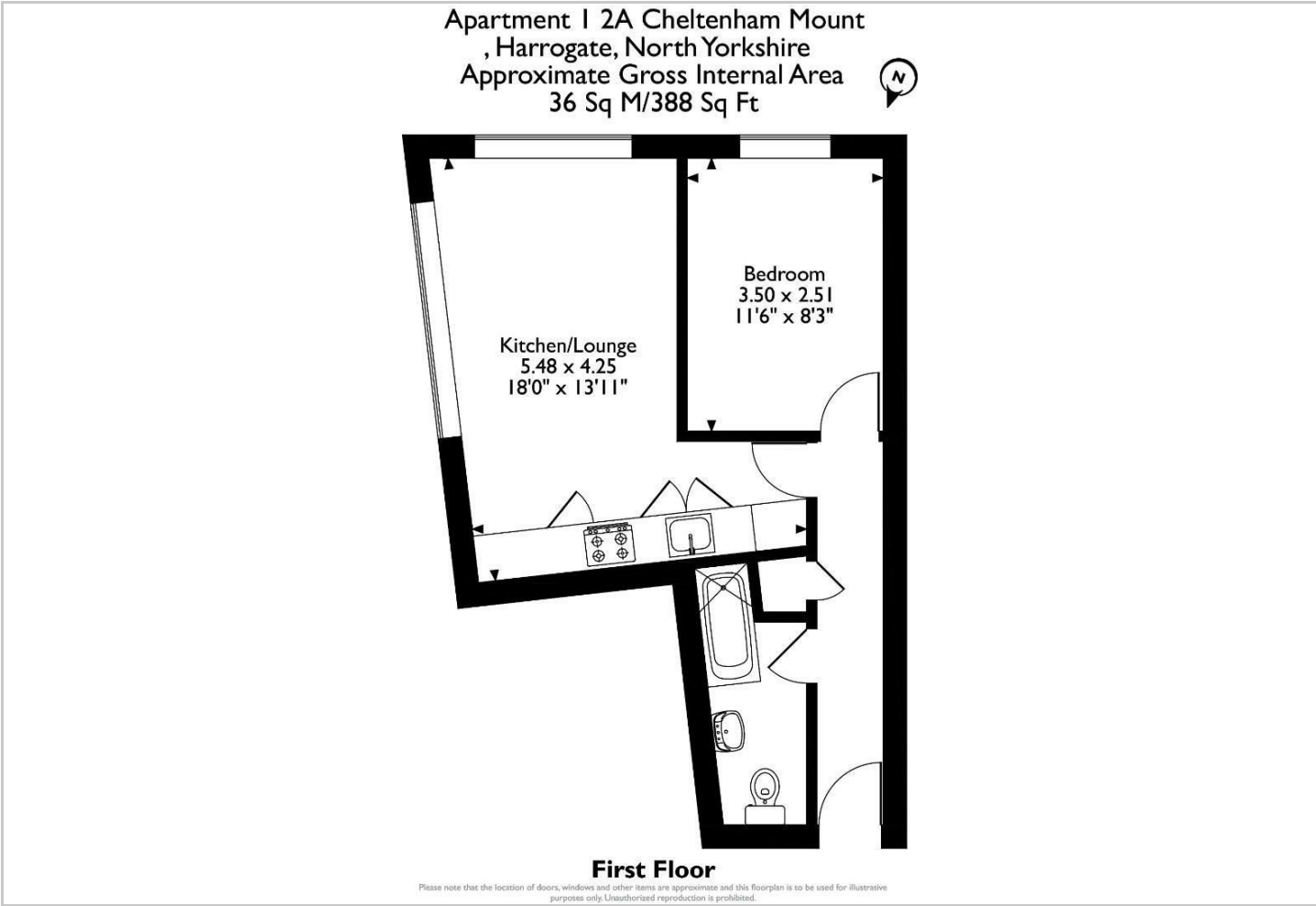
Hybrid Map



Terrain Map



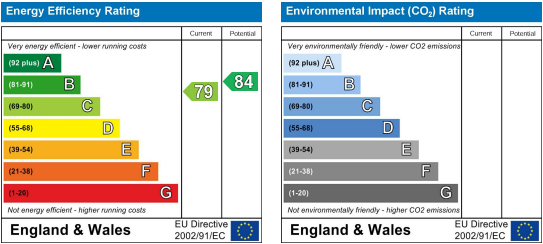
Floor Plan



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.