



Harlow Grange Park, Beckwithshaw, Harrogate, HG3 1PX

- NO ONWARD CHAIN
- Attractive communal gardens
- Lounge with Juliette balcony
- New carpets and flooring throughout
- Secure communal entry
- Select development retirement for the over 55's
- Spacious first floor apartment
- Ample residents/visitor parking
- Ample loft storage available
- Council Tax Band D

Offers Over £200,000

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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A spacious two bedroom first floor retirement apartment for the over 55's, enjoying elevated views, in this select development located just off Otley Road, with immediate access to the RHS Harlow Carr Gardens and Betty's.

The development is maintained to the highest of standards, with attractive communal gardens, ample resident and visitor parking and the accommodation comprises: Secure communal entrance hallway with telecom entry system and stairs to the first floor, private hallway with storage cupboard, lounge/diner with sliding patio style doors and Juliette balcony, breakfast kitchen, two bedrooms and bathroom.

Location - Situated on the Otley Road to the West of Harrogate, heading towards Beckwithshaw, Harlow Grange Park is situated opposite the Pine Marten restaurant/hotel/public house and benefits from local shops and a coffee shop within a five minute walk to Harlow Hill, or a regular bus service serves Harrogate town centre. The RHS site of Harlow Carr Gardens, which incorporates a branch of Bettys tea-rooms, is situated just a stroll away, along with lovely walks through the Pinewoods to Valley Gardens and the town centre.

Material Information - Harrogate

Tenure Type Leasehold

Leasehold Years remaining on lease: 963

Leasehold Annual Service Charge Amount £2214

Council Tax Banding: D

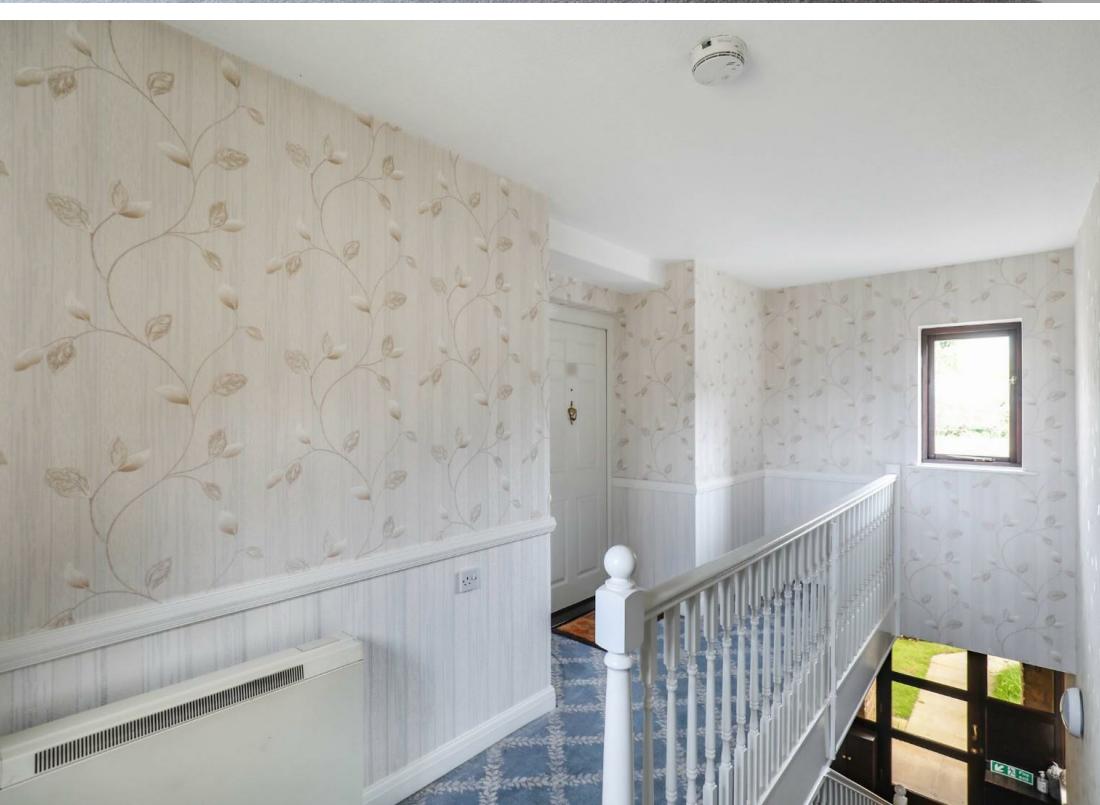
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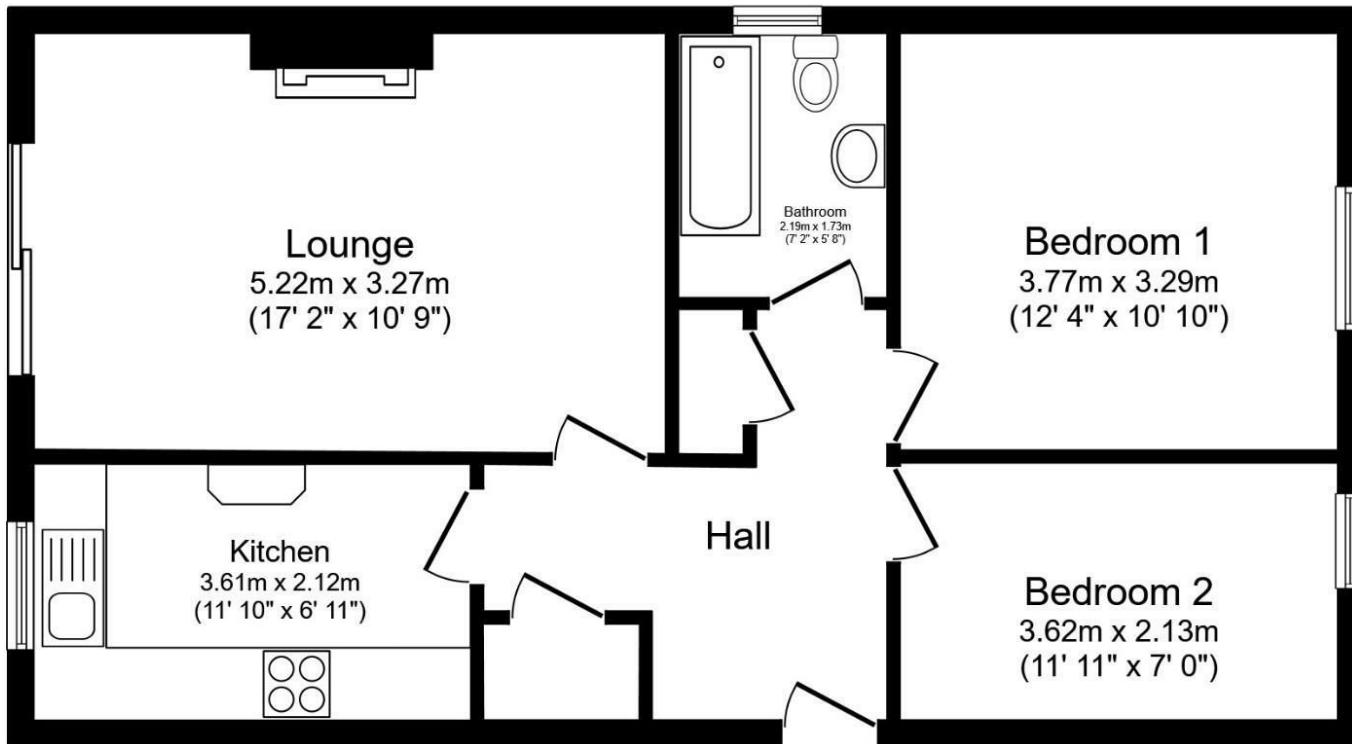
EPC

EPC rating C

This property produces 2.1 tonnes of CO2







Total floor area 61.2 m² (658 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	73	73
(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.