



## Haywra Street, Harrogate, HG1 5SP

- NO ONWARD CHAIN!
- FAVOURED 1ST FLOOR SOUTH WESTERLY POSITION
- LIFT TO ALL FLOORS AVAILABLE VIA MAIN RECEPTION ENTRANCE
- SERVICE CHARGE INCLUDES WATER AND SEWAGE RATES
- EARLY VIEWING OF THE WELL PRESENTED ACCOMMODATION HIGHLY RECOMMENDED
- WELL MAINTAINED OVER 55s HG1 DEVELOPMENT
- GROUND FLOOR ACCESS DOOR FOR THOSE ABLE TO MANAGE ONE FLIGHT OF STAIRS
- COMMUNAL LOUNGE/LIBRARY + COMMUNAL SEATING AREAS TO EACH FLOOR, LAUNDRY
- QUIET BUT CENTRAL HG1 LOCATION LESS THAN 5 MINUTES WALK FROM HARROGATE TRAIN/BUS STATION + SHOPS RESTAURANTS AND ENTERTAINMENTS OF THIS SPA TOWN
- COUNCIL TAX BAND D

**Guide Price £165,000**





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## DESCRIPTION

This delightful over 55's development offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this well presented residence provides ample space for relaxation.

SPACIOUS "L" SHAPED HALLWAY glazed door

LOUNGE/DINER Bright and sunny with favourable 1st floor corner position and South West orientation, cream walls, white woodwork, d/g bay window with 2nd large d/g window to the side. Feature fire place, alarm pull cord (as throughout the flat)

SEPARATE KITCHEN with a range of base and wall units with s/s handles, white decor, white sink, chrome mixer tap, black ceramic hob, feature heat resistant glass splashback, white Carrera marble style wall tiling, tiled floor.

MASTER BEDROOM with large built in mirrored wardrobes, cream decor/ white woodwork, neutral carpets

2ND DOUBLE BEDROOM Good sized, ideal as a study or family/guest accommodation

MODERN BATHROOM with white 3 piece suite, white decor, bath with shower over, chrome taps/fittings, modern chrome ladder type towel radiator, under sink white gloss storage unit and white bathroom cabinet, tiled floor.

PRIVATE PARKING Designated spaces for residents/ visitors, make it an excellent choice for those having guests or require parking.

A comfortable independent living space with vibrant community atmosphere, perfect for those looking to enjoy their golden years in a lively and engaging environment. With its combination of modern living and a central location, this property is a wonderful opportunity for anyone seeking a new home in this elegant Spa town.

EPC

Energy rating C

This property produces 2.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 98

Leasehold Annual Service Charge Amount £2,937.96 per annum

Council Tax Banding: D









GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metreplan 6.02025

### Viewings

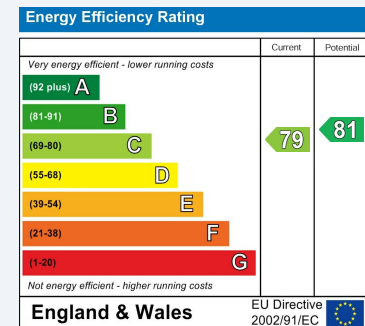
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.



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