



## Bramham Drive, Harrogate, HG3 2UB

- Well-proportioned one-bedroom ground-floor apartment
- Convenient access to local amenities and public transport links
- Spacious double bedroom and shower room
- Kitchen with ample storage, plus two internal cupboards and external storage
- Early viewing highly recommended
- Benefits from its own private entrance
- Currently undergoing a 99-year lease extension
- Bright living area with space for both lounging and dining
- Well-maintained communal gardens with free nearby parking
- Council Tax Band A

**Guide Price £120,000**



# Bramham Drive, Harrogate, HG3 2UB

## DESCRIPTION

This well-proportioned one-bedroom ground-floor apartment on Bramham Drive benefits from its own private entrance, making it an excellent choice for both first-time buyers and investors. The property enjoys easy access to nearby amenities and public transport links.

Offering generous space for its value, the apartment is currently in the process of a 99-year lease extension and has an established track record as a rental property. Investors will find appeal in the dependable long-term tenant already in situ.

Internally, the property features a spacious double bedroom, complemented by a shower room. The light-filled living area provides room for both relaxing and dining, and leads through to a well-equipped kitchen with ample storage. The hallway includes two large storage cupboards, along with the added benefit of an external storage space.

Externally, residents can enjoy attractive, well-kept communal gardens with mature greenery. There is also free parking available nearby, along with unrestricted on-street parking for visitors. Altogether, this is a fantastic opportunity to acquire a desirable home or a solid investment in a popular location.

### EPC

Energy rating E

This property produces 1.2 tonnes of CO<sub>2</sub>

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 84

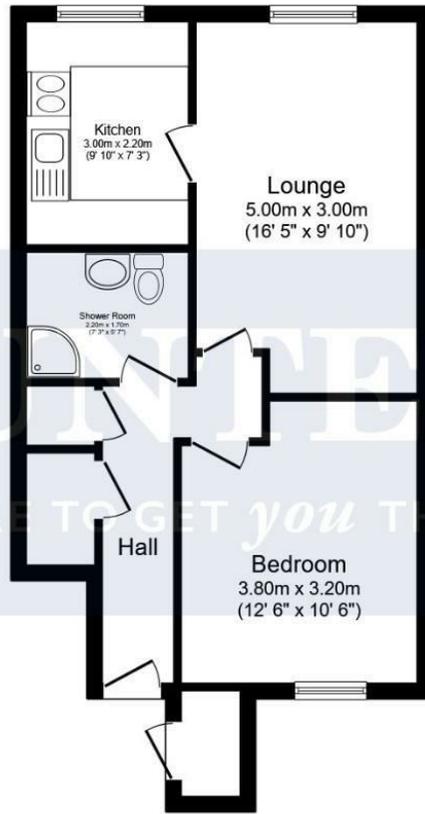
Leasehold Annual Service Charge Amount £720

Leasehold Ground Rent Amount £0

Council Tax Banding: A







**Ground Floor**

Total floor area 46.8 sq.m. (503 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 propertybox.io



**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**

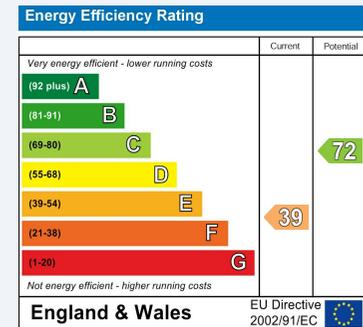
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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**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.

