



5 Park View, Harrogate, HG1 5LY

- NO ONWARD CHAIN
- Sought after location
- Large bedroom and lounge
- Early viewing highly recommended
- Newly refurbished throughout
- Walking distance to the town centre
- Perfect for first time buyers or investors
- Council Tax Band A

Offers Over £175,000

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DESCRIPTION

NO ONWARD CHAIN. Newly refurbished and in pristine condition, this spacious property offers a perfect blend of comfort and convenience, making it an ideal first home for individuals or couples, or a savvy investment buy. The property is ready to enjoy from day one.

With its highly desirable central location, this flat benefits from Harrogate's renowned charm and excellent amenities. With its beautiful parks, delightful shops, extensive dining options and transport links only minutes away, you will find everything you need within easy reach.

The sizeable reception room boasts ample natural light and creates a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The zoned lighting makes this a versatile space that can be tailored to your lifestyle.

The kitchen features brand new integrated appliances throughout and has been thoughtfully designed to maximise space. This smart, stylish finish has a contemporary feel and will be pleasant for anyone to use.

Fully updated to a contemporary style, this new bathroom is thoughtfully designed, ensuring both functionality and style.

The flat features a generous bedroom, offering plenty of room for furnishings and personal touches, ensuring you can create a space that truly feels like home.

The outside space includes a private courtyard at the rear and garden to the front of the property, providing a peaceful outdoor sanctuary in the heart of town.

EPC

Energy rating C

This property produces 2.1 tonnes of CO₂

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 102

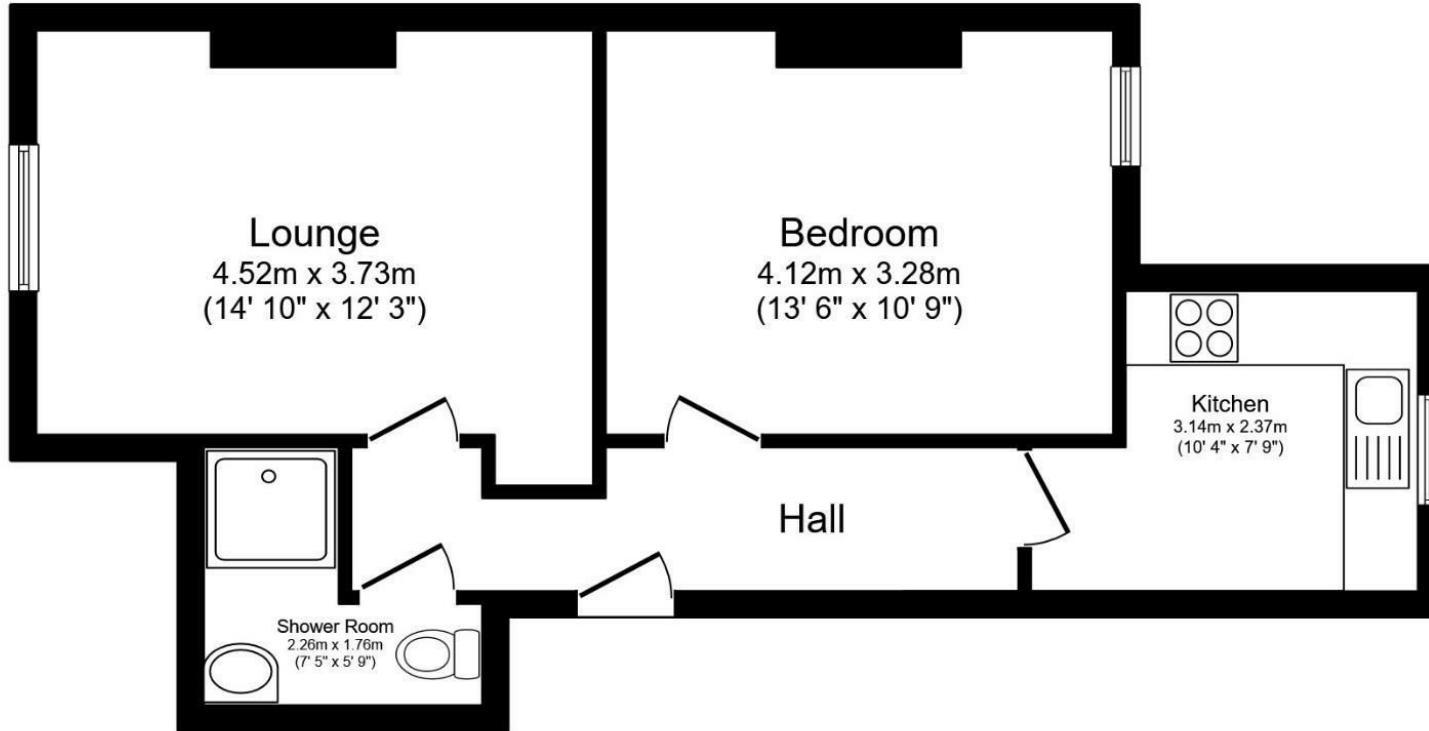
Leasehold Annual Service Charge Amount N/A

Leasehold Ground Rent Amount £70 per year

Council Tax Banding: A







Total floor area 46.1 sq.m. (496 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	70	77
(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.