



Leeds Road, , Harrogate, HG2 8AW

- OFFERED TO THE MARKET CHAIN FREE
- Ideal for first-time buyers or investors
- Prime location with easy access to local amenities
- Early viewing highly recommended
- APARTMENT COMES WITH A GARAGE AND STORE CUPBOARD
- Two well-proportioned bedrooms
- Charming apartment located in Tewit Well Court
- Council Tax Band B

Guide Price £210,000

HUNTERS®
HERE TO GET *you* THERE

Leeds Road, , Harrogate, HG2 8AW

DESCRIPTION

OFFERED TO THE MARKET CHAIN FREE. Welcome to this charming apartment located in the desirable Tewit Well Court on Leeds Road, Harrogate. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first time buyers or investors.

The apartment features two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is thoughtfully designed, ensuring both functionality and comfort. With modern fixtures and a clean aesthetic, it provides a pleasant space for your daily routines. The apartment also comes with a garage and store cupboard

Situated in a prime location, this apartment benefits from easy access to local amenities, including shops, restaurants, and parks, making it a convenient choice for everyday living. Harrogate is renowned for its beautiful architecture and vibrant community, offering a delightful lifestyle for its residents.

This property presents an excellent opportunity for those looking to enjoy the charm of Harrogate in a comfortable and well-appointed apartment. Do not miss the chance to make this lovely space your new home.

EPC

Energy rating D

This property produces 2.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 959

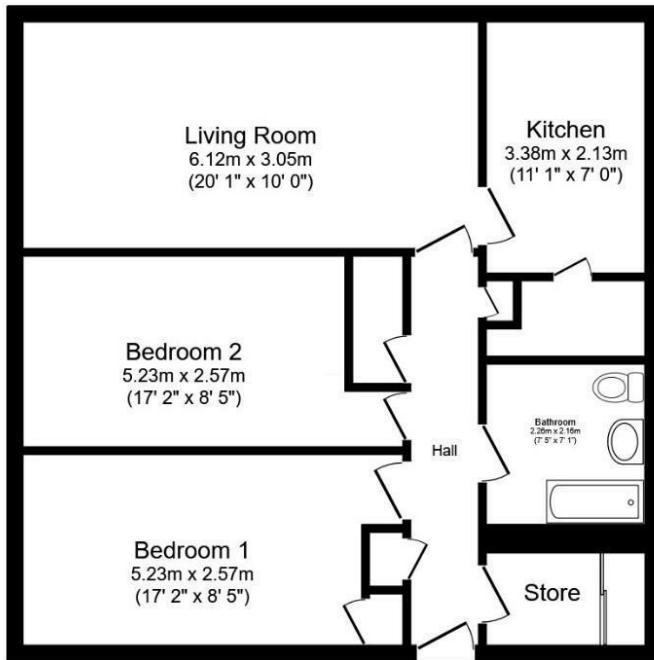
Leasehold Annual Service Charge Amount £1,500

Flat owners are shareholders in the flat management company which owns the freehold

Council Tax Banding: B







Floor Plan

Floor area 70.0 m² (753 sq.ft.)

TOTAL: 70.0 m² (753 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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		81
(55-68)	D		66
(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.