

HUNTERS[®]

HERE TO GET *you* THERE



Mornington Crescent

Harrogate, HG1 5DL

£1,250 Per Month



33 Mornington Crescent

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£1,250 Per Month



Communal Entrance Hall

Accessed via wooden glazed door, stairs to upper floors. Door to:

Private Entrance Hall

With wooden flooring, doors to:

Lounge

13'11" x 17'2" (4.24 x 5.22)

UPVC double glazed bay window to front elevation, radiator, TV point, wood burning stove within feature exposed brick fire place.

Kitchen

11'6" x 13'1" (3.51 x 3.99)

Modern range of wall and base mounted units with wooden working surfaces over with inset stainless steel Belfast sink with mixer tap, inset ceramic hob with extractor hood over and double electric oven under, integrated dishwasher and washing machine, space for fridge freezer, wood flooring, inset ceiling spot lights, UPVC double glazed window to side elevation. Door to:

Inner Hall way

Storage cupboard, wooden flooring, door to:

Shower Room

Modern white suite comprising shower cubicle with shower over and glazed screen, low level WC, wash hand basin, radiator, part tiled walls and tiled floor, UPVC double glazed window to side elevation.

Dining Room

11'2" x 13'1" (3.41 x 3.99)

UPVC double glazed private entrance door, UPVC double glazed window to side elevation, Vaulted

ceiling with Velux window, radiator, inset ceiling spot lights, wood flooring, TV point, door to:

Bedroom One

11'1" x 14'7" (3.38 x 4.45)

UPVC double glazed window to rear elevation, radiator, feature exposed brick wall fire place.

Bedroom Two

7'1" x 10'7" (2.17 x 3.23)

UPVC double glazed window to side elevation, radiator, inset ceiling spot lights.

Garage

15'5" x 18'5" (4.69 x 5.61)

Double garage with roller door, UPVC double glazed windows to side elevation.

Outdoor Space

Decked seating area to the rear of the property.

EPC

Environmental impact as this property produces 3.7 tonnes of CO2.

Material Information

Tenure Type; Freehold

Leasehold Years remaining on lease; 976

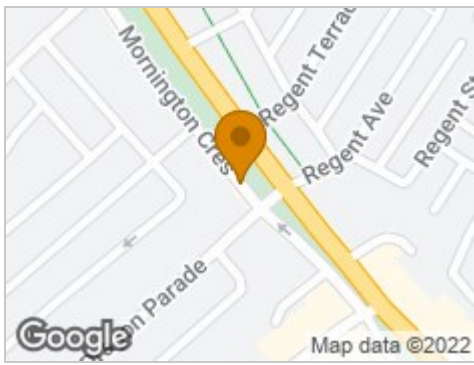
Leasehold Annual Service Charge Amount: Costs are split adhoc between 4 flats.

Council Tax Banding; B

EPC: D



Road Map



Hybrid Map

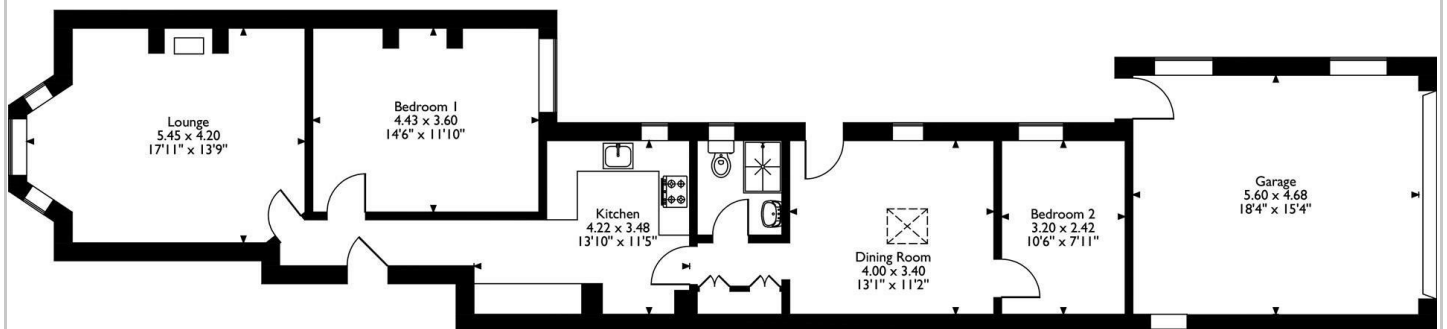


Terrain Map



Floor Plan

Flat 1 33 Morningson Crescent, Harrogate, North Yorkshire
 Approximate Gross Internal Area
 109 Sq M / 1173 Sq Ft

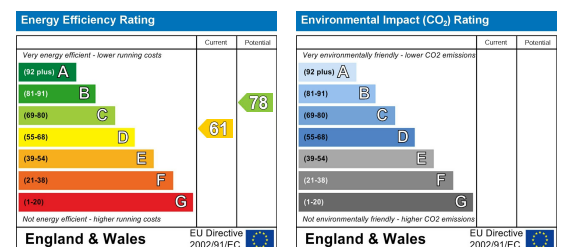


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.