



Hampsthwaite Road, Harrogate, HG1 2DS

- NO ONWARD CHAIN
- Ideal opportunity for first-time buyers or investors
- Well-proportioned bedroom
- First-come, first-served parking available
- Early viewing highly recommended
- One-bedroom ground floor apartment
- Spacious reception room with lounge and dining space
- Easy access to local shops, cafés, and amenities
- Convenient transport links
- Council Tax Band A

Guide Price £120,000

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HERE TO GET *you* THERE

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DESCRIPTION

NO ONWARD CHAIN. Located on Hampsthwaite Road, this one-bedroom ground floor apartment presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a spacious reception room that is versatile enough to accommodate both a comfortable lounge and a dining area, making it perfect for entertaining guests or enjoying quiet evenings at home.

The apartment features a well-appointed bedroom and a modern bathroom, ensuring all essential living needs are met. Its prime location offers easy access to local amenities, including shops, cafes, and parks, as well as convenient transport links, making commuting a breeze. The apartment is also only a short walk from the new Tesco's located on Skipton Road.

Additionally, the property benefits from first-come, first-served parking, providing peace of mind for those with vehicles. This charming home is not only practical but also offers a wonderful lifestyle in one of Harrogate's most sought-after areas. Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this apartment is sure to impress. Don't miss the chance to view this lovely home and experience all that it has to offer.

EPC

Energy rating C

This property produces 2.1 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 958

Leasehold Annual Service Charge Amount

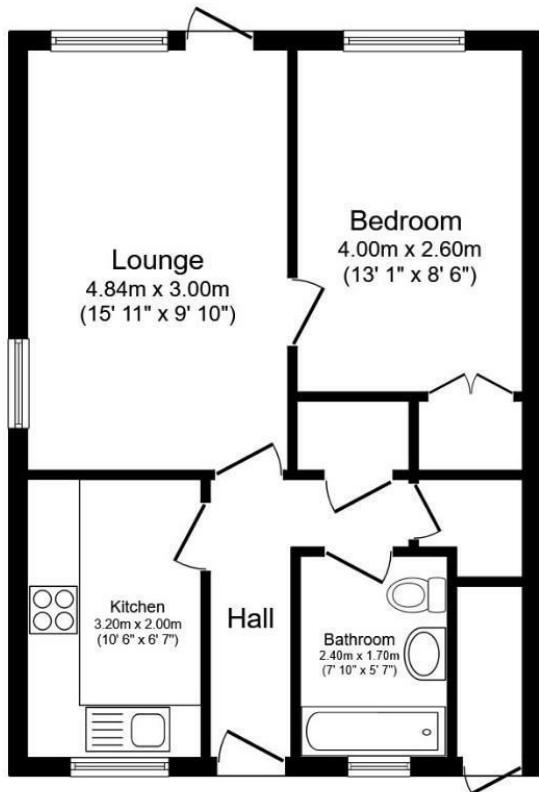
£823.08

Leasehold Ground Rent Amount £0

Council Tax Banding: A







Floor Plan

Total floor area 46.4 sq.m. (499 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	76
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.