

HUNTERS[®]

HERE TO GET *you* THERE



Haywra Court

Haywra Street, Harrogate, HG1 5SP

Council Tax: C

Guide Price £125,000



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Entrance Hall

Access via secure composite entrance door, storage cupboard, doors to:

Kitchen

8'1" x 7'4" (2.47 x 2.25)

Range of wall and base mounted units with working surfaces over with inset stainless steel sink unit with mixer tap, inset ceramic hob with extractor hood over and electric built in oven, space for under counter fridge and freezer, UPVC double glazed window, emergency pull chord.

Lounge

14'7" x 10'6" (4.46 x 3.22)

UPVC double glazed window, electric storage heater, electric fire place, emergency pull chord.

Bedroom One

15'1" x 9'3" (4.61 x 2.83)

UPVC double glazed window, electric storage heater, emergency pull chord, two fitted double wardrobes.

Bathroom

White suite comprising panel bath with shower attachment and glazed screen, low level WC, pedestal wash hand basin, part tiled wall, electric towel rail, emergency pull chord, storage cupboard.

Outside Space

Communal residents seating areas and private residents and visitors parking,

Note

The estate manager works from the property Monday - Friday 10am - 3pm. There is direct access to 24hr helpline via emergency pull cords. The property benefits from the use of refurbished residents lounge and laundry facilities and guest suite is available on site for hire.

EPC

Environmental impact as this property produces 3.0 tonnes of CO2.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 100 Years

Leasehold Annual Service Charge Amount £2400.00

Council Tax Banding; C

OFFERED FOR SALE WITH NO ONWARD CHAIN. A well presented purpose built one double bedroom ground floor retirement apartment with private entrance door, situated in a highly desirable town centre location, within close proximity to the many amenities available in Harrogate town centre. The development is exclusive to the Over 55s with an on-site House Manager.

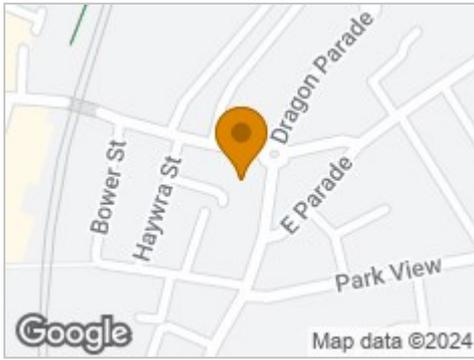
Located on the ground floor, the apartment is accessed by a private entrance door overlooking the lawn area and carpark and the well presented accommodation comprises: Entrance hallway, lounge/diner, kitchen, double bedroom and bathroom.

The development also offers communal facilities including a lounge, laundry room and a guest bedroom for visitors. There is private off road parking available for both residents and visitors. Viewing of this apartment is strongly recommended to appreciate the location and facilities available

- NO ONWARD CHAIN
- Town centre location
- Over 55's development
- Ground floor apartment
- Private entrance door overlooking a lawn area & carpark
 - Private residents & visitor parking
 - Communal lounge
- Double bedroom with fitted wardrobes
- Well maintained accommodation
- Viewing highly recommended



Road Map



Hybrid Map

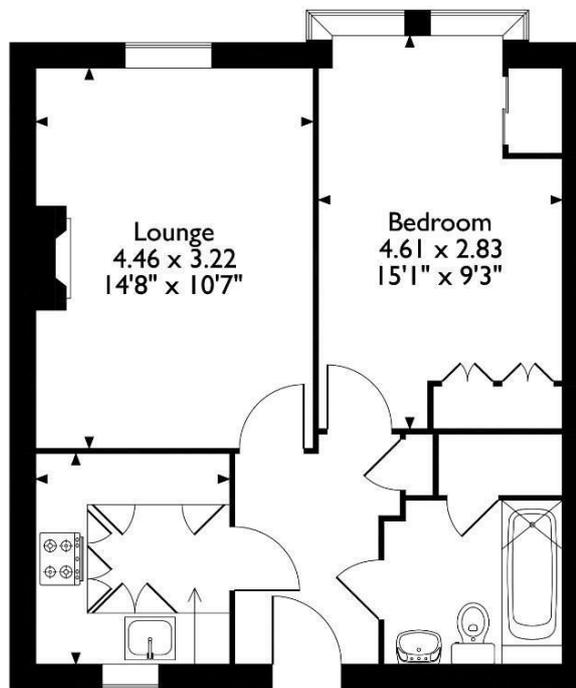


Terrain Map



Floor Plan

6 Haywra Court, Haywra Street,
Harrogate, HG1 5SP
Approximate Gross Internal Area
43 Sq M/463 Sq Ft



Kitchen
2.47 x 2.25
8'1" x 7'5"

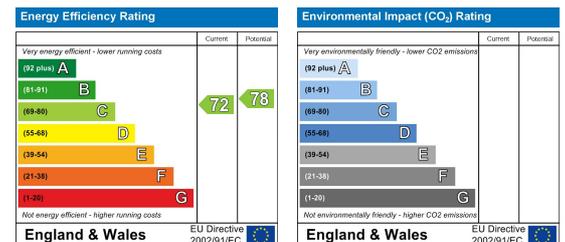
Ground Floor

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.