



## Lancaster Road, Harrogate, HG2 0HG

- OFFERED TO THE MARKET CHAIN FREE
- Two double bedroom apartment
- Lift to all floors
- Residents and visitor parking
- Early viewing highly recommended
- Town centre location
- Single garage
- Stunning communal gardens
- Well presented throughout
- Council Tax Band C

**Offers Over £200,000**

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HERE TO GET *you* THERE

# Lancaster Road, Harrogate, HG2 0HG

## DESCRIPTION

OFFERED TO THE MARKET CHAIN FREE. A well presented two-double bedroom first floor apartment now available in Harrogate Town Centre. Set within picturesque gardens, Queens Close offers well proportioned accommodation featuring a private balcony.

The property is accessed through beautifully maintained communal gardens and benefits from lift and stair access to all floors, resident and visitor parking. Located within the sought after South Side of Harrogate within walking distance to the town centre, with the plethora of restaurants and amenities on offer, as well as the train station within easy reach.

The apartment briefly comprises: Entrance into the communal hallway via secure entry and access to the lift. Entering into the hallway, access to the lounge, and door to the private balcony, the two double bedrooms, well appointed kitchen and modern bathroom room.

Outside, the property offers residents and visitor parking as well as a single garage. Ideal as a first time purchase or investment, an early viewing comes highly recommended to appreciate the accommodation on offer.

EPC

Energy rating E

This property produces 3.8 tonnes of CO2

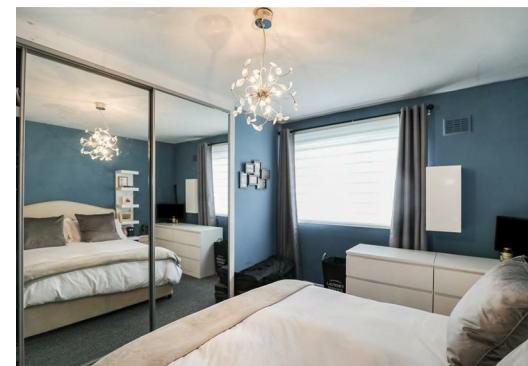
Material Information - Harrogate

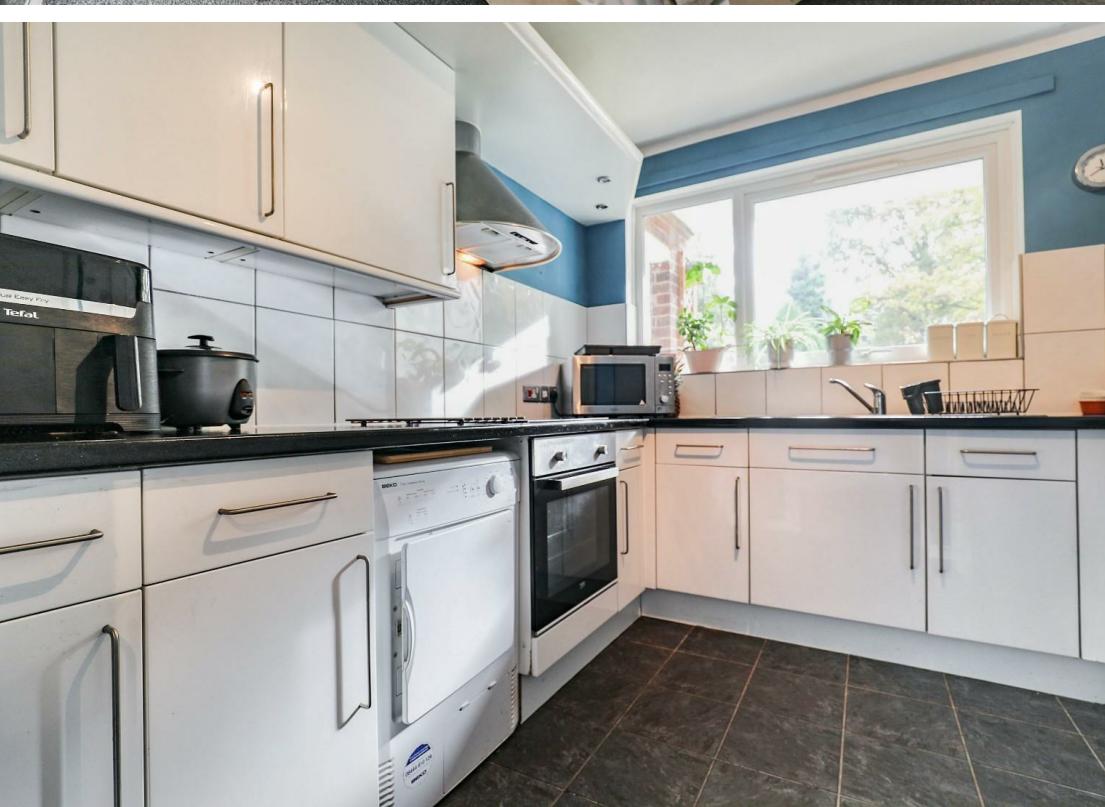
Tenure Type: Leasehold

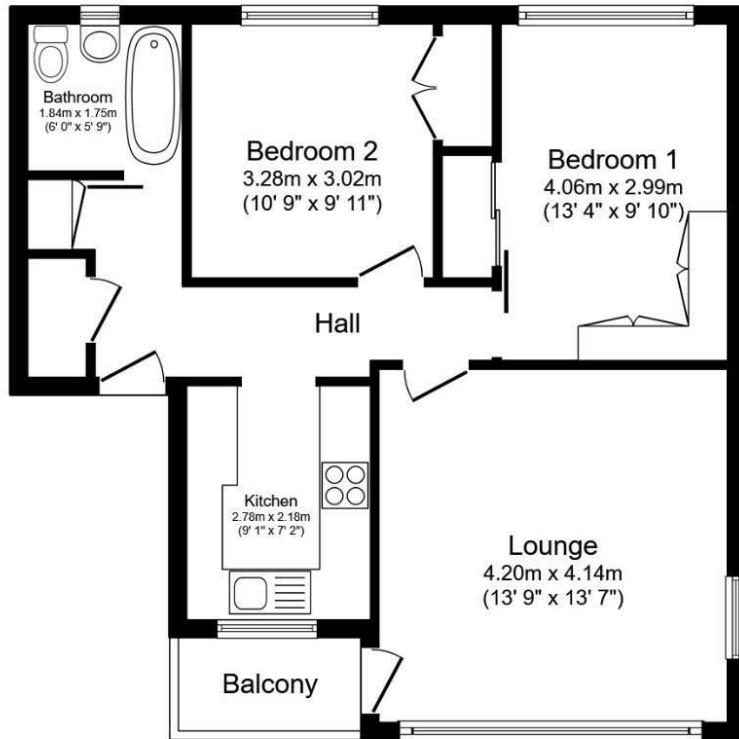
Leasehold Years remaining on lease: 974

Leasehold Annual Service Charge Amount £TBC

Council Tax Banding: C







## Floor Plan

Total floor area 71.7 m<sup>2</sup> (772 sq.ft.) approx

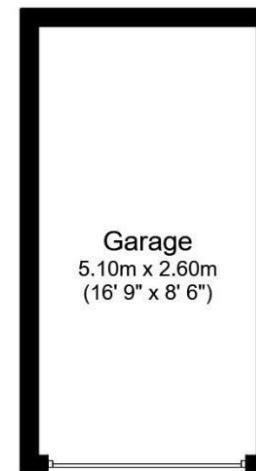
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [harrogate@hunters.com](mailto: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.



## Garage

# 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		72
(55-68)	D		
(39-54)	E	48	
(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.