

Mowbray Square, Harrogate, HG1 5AU

- NO ONWARD CHAIN
- One allocated parking space
- Main bedroom features an en suite
- Close to Harrogate town centre
- Early viewing highly recommended
- Offers two spacious double bedrooms
- Just moments from The Stray
- Open plan kitchen, lounge, and dining area
- Designed to create a warm and inviting atmosphere
- Council Tax Band A

Guide Price £185,000



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DESCRIPTION

NO ONWARD CHAIN. Located in Mowbray Square, this delightful apartment offers a perfect blend of modern living and convenience. With two spacious double bedrooms, the main bedroom benefitting from an en suite bathroom, this property is ideal for both couples and small families seeking comfort and style.

The open plan kitchen, lounge and dining area is a highlight, designed to create a warm and inviting atmosphere for family meals or gatherings with friends. The contemporary kitchen is equipped with modern appliances, making it a joy to cook and entertain.

One of the standout features of this property is its prime location, just a stone's throw from the picturesque Stray, a beautiful parkland area perfect for leisurely strolls or picnics. Residents will appreciate the tranquillity of the surroundings while being within easy reach of Harrogate's vibrant town centre, with its array of shops, cafes, and restaurants.

Additionally, the apartment includes one allocated parking space, a valuable asset in this sought-after area. This property presents an excellent opportunity for those looking to enjoy the best of Harrogate living in a stylish and comfortable home.

EPC

Energy rating C

This property produces 2.3 tonnes of CO₂

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 137

Leasehold Annual Service Charge Amount
£2,026

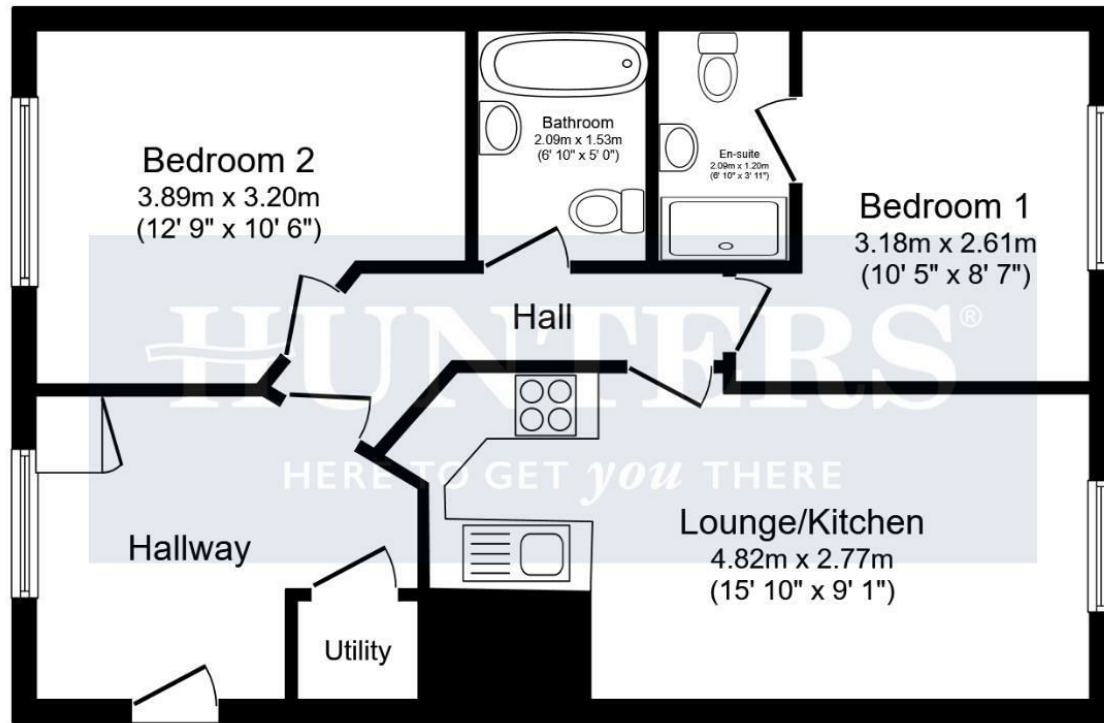
Leasehold Ground Rent Amount £150

Council Tax Banding: A





Apartment 12, 2 Mowbray Square, Harrogate, HG1 5AU



Floor Plan

Floor area 57.6 sq.m. (621 sq.ft.)

Total floor area: 57.6 sq.m. (621 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

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Viewings

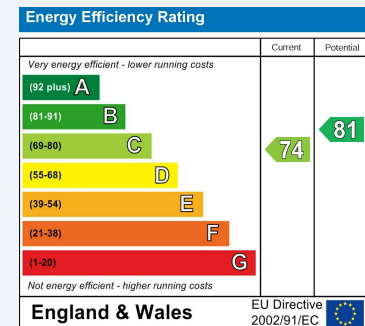
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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.



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