

HUNTERS[®]

HERE TO GET *you* THERE



Bower Road

Harrogate, HG1 1BE

Council Tax: A

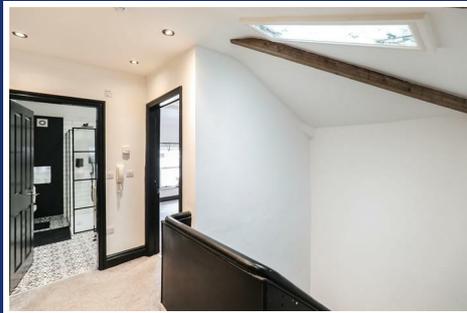
Offers Over £140,000



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Private Entrance Hall

Sky light, radiator, inset ceiling spot lights, doors to:

Lounge

13'5" x 12'9" (4.09 x 3.90)

UPVC double glazed window, radiator, inset ceiling spot lights,

Kitchen

8'2" x 5'9" (2.51 x 1.77)

Modern range of wall and base units with working surfaces over with inset sink unit and mixer hose, inset gas hob with extractor hood over and electric oven under, plumbing and space for washing machine, space for under counter fridge, UPVC double glazed window.

Bedroom One

13'6" x 11'6" (4.13 x 3.51)

UPVC double glazed window, radiator, inset ceiling spot lights,

Bedroom Two

13'9" x 8'7" (4.21 x 2.63)

UPVC double glazed window, radiator, inset ceiling spot lights.

Shower Room

Modern white suite comprising walk-in shower with mains shower over and glazed unit, low level WC, dual sinks with built-in units below, feature heated towel rail, part tiled walls, inset ceiling spot lights.

EPC

Environmental impact as this property produces 3.7 tonnes of CO₂.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 995 Years

Leasehold Annual Service Charge Amount
£1020.00

Leasehold Ground Rent Amount;: £100.00 PA

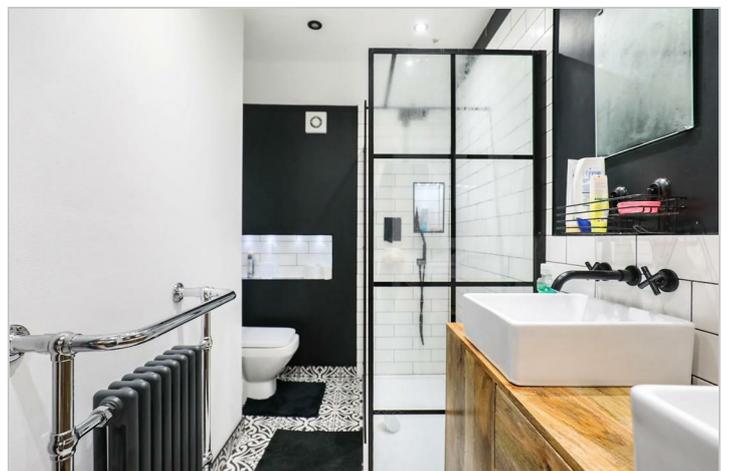
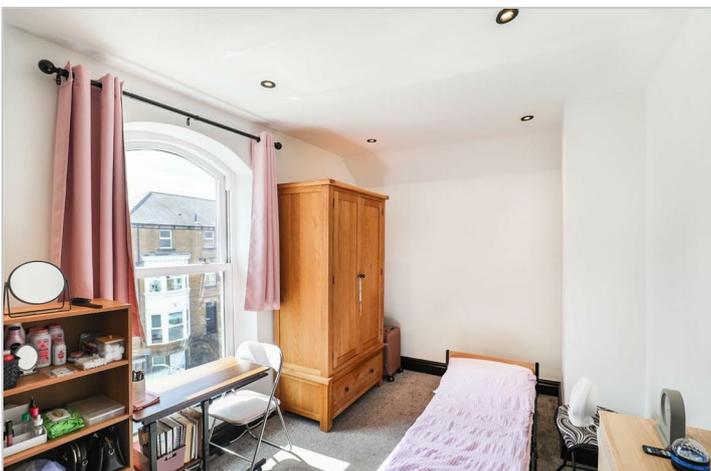
Council Tax Banding;

OFFERED TO THE MARKET CHAIN FREE. A fully modernised apartment now available in this ideal location in Harrogate's town centre only a few minutes walk from the train and bus station as well as the local supermarket and amenities on your doorstep. Ideal as a first time buy or investment property.

Fully double glazed and gas central heating, the property briefly comprises: Communal entrance and stairs to the second floor. Entrance into hallway with doors to the two double bedrooms, spacious lounge, modern kitchen and stylish shower room.

Parking permits are available for surrounding zones. Early viewings highly recommended. Please call Hunters Harrogate to view or to discuss further details.

- OFFERED TO THE MARKET CHAIN FREE
 - Ideal investment opportunity
 - Fully modernised throughout
 - Period features
 - Two double bedrooms
 - Excellent town centre location
- A few minutes walk to the train station and local amenities
 - Ideal first time buy
 - Early viewing recommended
- Free mortgage advice available - Call for further details



Road Map



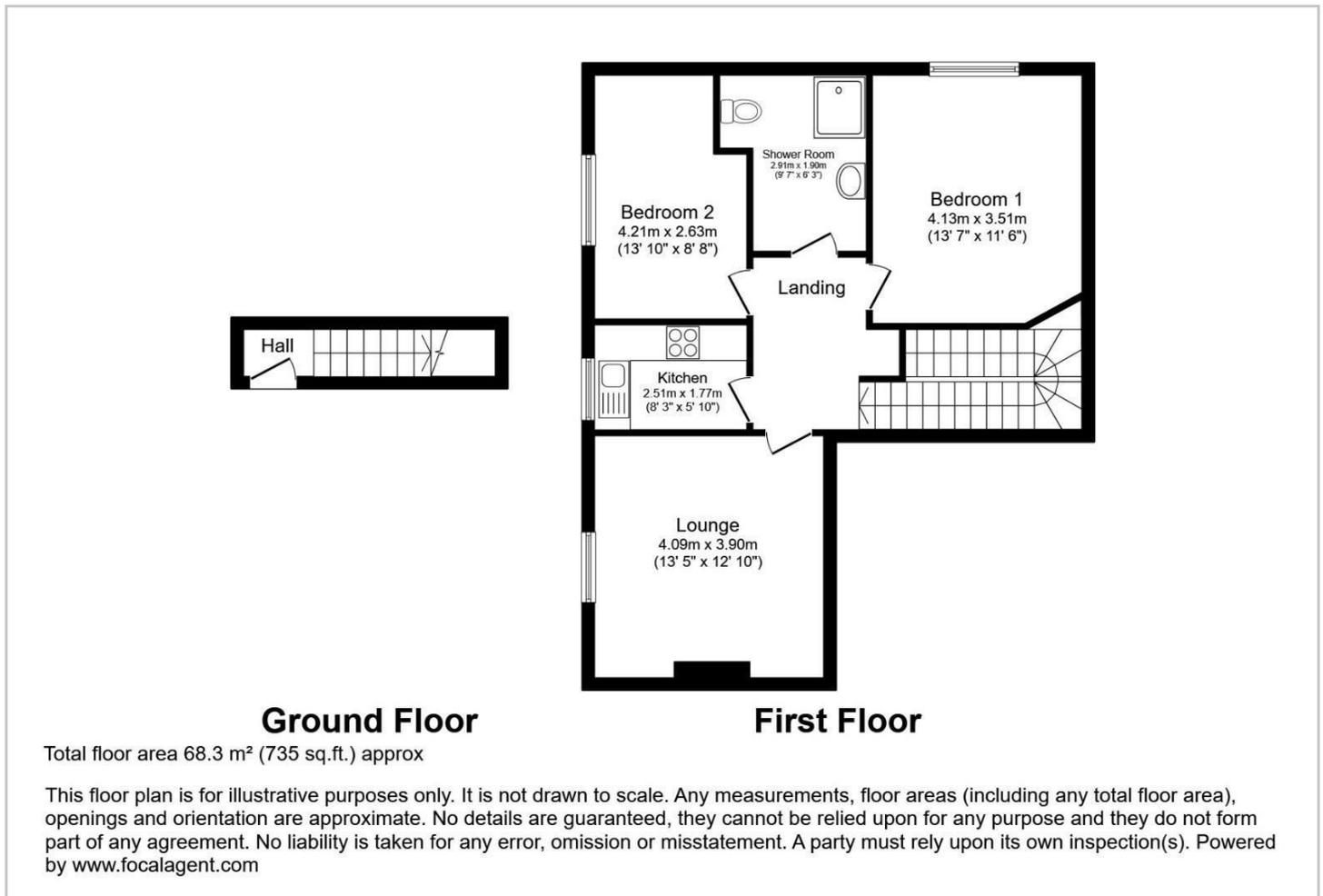
Hybrid Map



Terrain Map



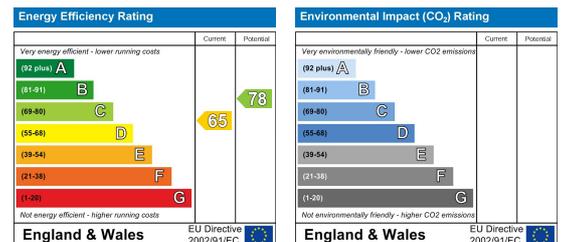
Floor Plan



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.