

HUNTERS®

HERE TO GET *you* THERE



2A Cheltenham Mount
Baines House, Harrogate, HG1 1DL

£140,000



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Communal Entrance Hall

Communal entrance door with entry-phone system, stairs to first floor, private entrance door to:

Private Entrance Hall

Inset ceiling spotlights, wall mounted electric radiator, wall mounted entry-phone.

Open Plan Living Dining Kitchen

Comprising a range of modern wall and base units under work surfaces, inset four ring electric hob, extractor hood, electric oven, inset single bowl stainless steel sink, plumbing and space for washing machine, space for under counter fridge freezer. Double glazed windows, electric wall mounted heater, wall mounted lights, TV point.

Bedroom

Double glazed window, wall mounted electric radiator.

Bathroom

White suite comprising panel bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin, wall mounted extractor fan, double glazed window, chrome heated towel rail, inset ceiling spotlights, tiled floor and tiled walls.

Study

Wall mounted electric heater, storage cupboard with water cylinder.

EPC

Environmental impact as this property produces 3.2 tonnes of CO2.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 990

Leasehold Annual Service Charge Amount £600

Council Tax Banding; A

EPC: D

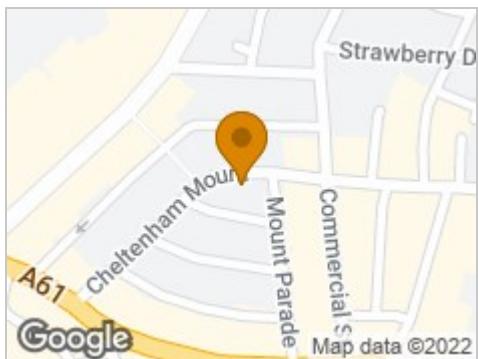


Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (A)		
(81-91) B			(B)		
(69-80) C			(C)		
(55-68) D	56	76	(D)		
(39-54) E			(E)		
(21-38) F			(F)		
(1-20) G			(G)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		

Tel: 01423 536222

Road Map



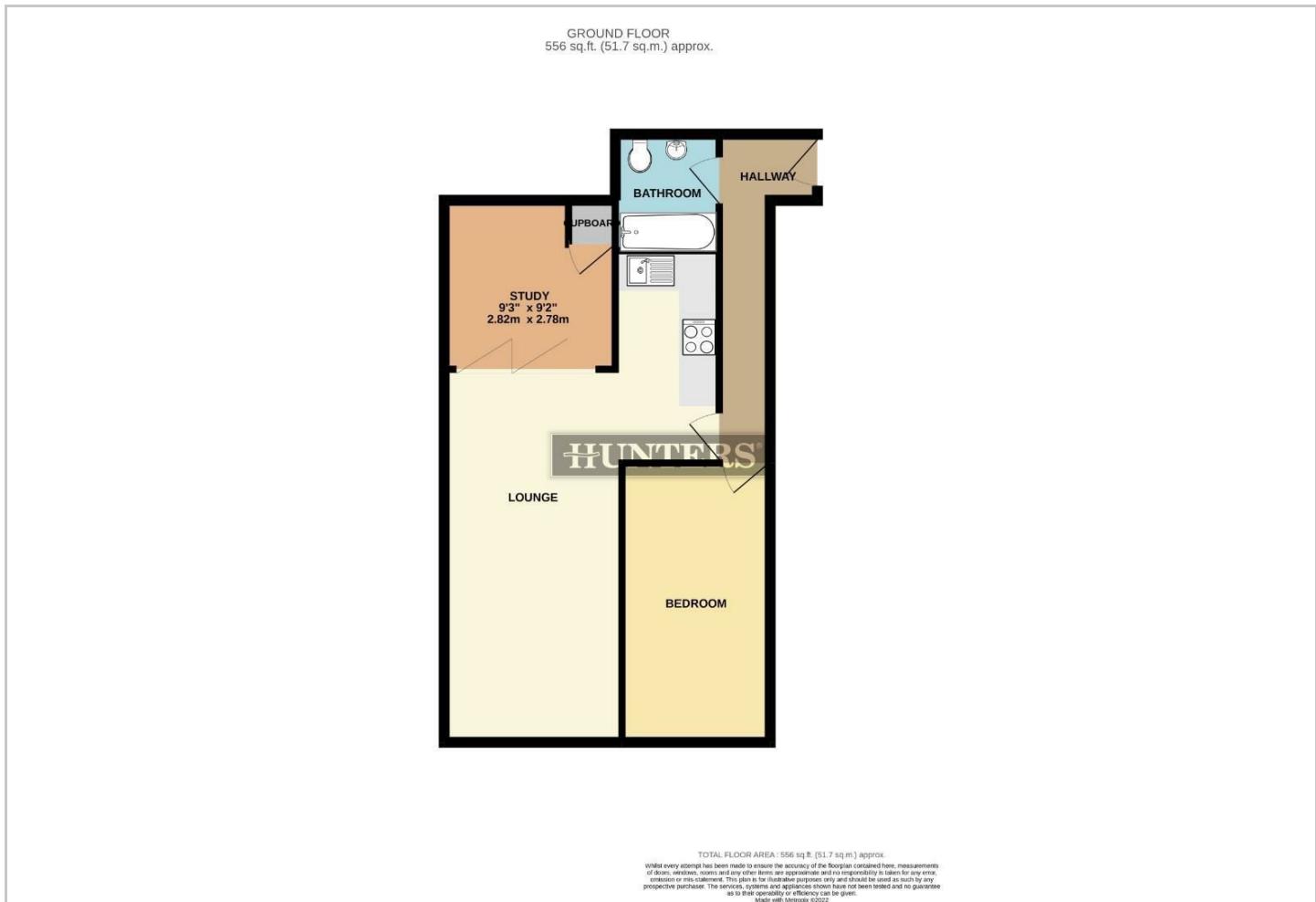
Hybrid Map



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.

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.