



Knaresborough Road, Harrogate, HG2 7LY

- NO ONWARD CHAIN
- Open plan living
- Bedroom one with en-suite shower room & fitted wardrobes
- Allocated parking & visitor parking
- Close to the town centre, the Stray, the hospital & local amenities
- Recently refurbished to a very high standard
- Newly fitted kitchen with new appliances and new boiler
- Two double bedrooms
- Lawned communal gardens
- Council Tax B

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Guide Price £190,000

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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb first floor, two double bedroom apartment, and forming part of this purpose-built development, with off allocated off road parking. The unique and spacious property stands alone without neighbours above or below, and has recently undergone a programme of refurbishment by the current owner and is finished to a superior level offering convenient access to the hospital, The Stray, town centre and the amenities on Knaresborough Road.

Presented to a very high standard throughout, the accommodation comprises: Communal entrance with secure entry door and stairs to the first-floor landing. Entry to the apartment through to a private hallway with a large storage cupboard. Open plan living space with newly fitted kitchen, including breakfast bar, all new integrated appliances and a cupboard housing a newly fitted boiler. Two double bedrooms, bedroom one with newly fitted wardrobes and matching chest of drawers as well as en-suite shower room. Modern house shower room with double cubicle shower. Loft access is available via a pull-down stair ladder with fully boarded loft storage area and lighting.

To the outside, there is the benefit of lawned communal garden, allocated parking space and visitor parking and secure bike store.

The property would make an ideal purchase for both investors and first-time buyers and an early viewing comes highly recommended.



EPC

This property produces 1.9 tonnes of CO₂
Energy rated C

Material Information - Harrogate

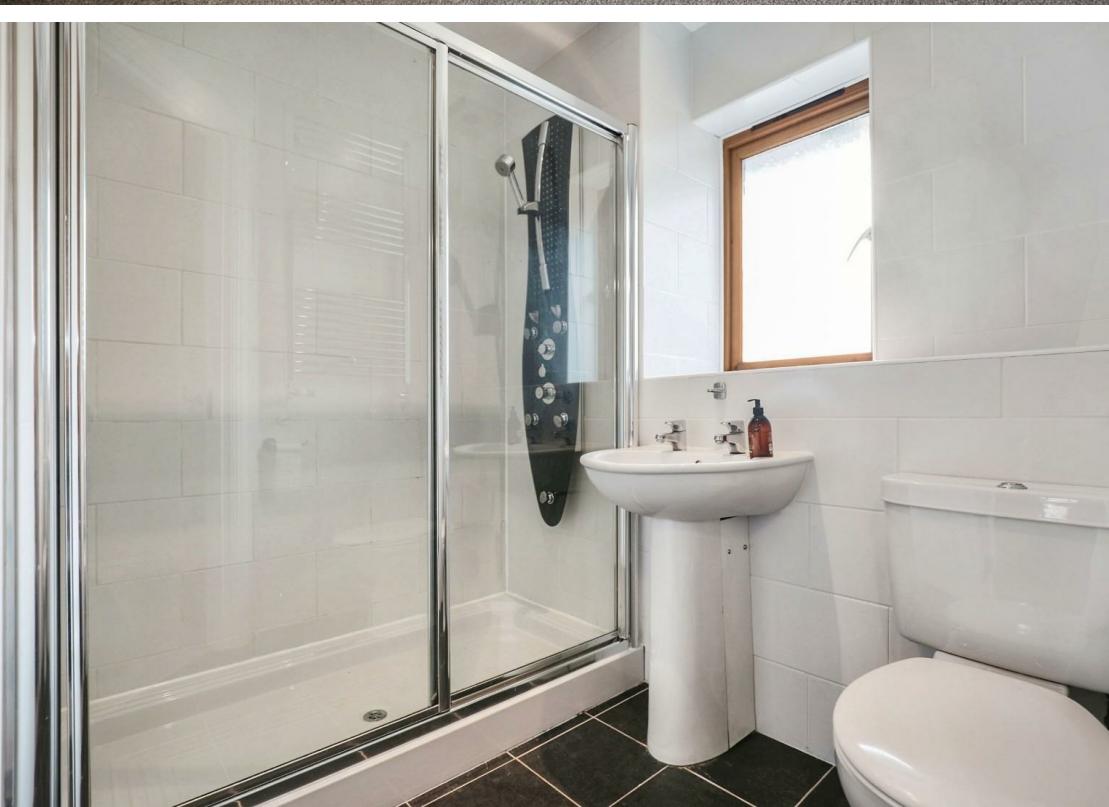
Tenure Type: Leasehold

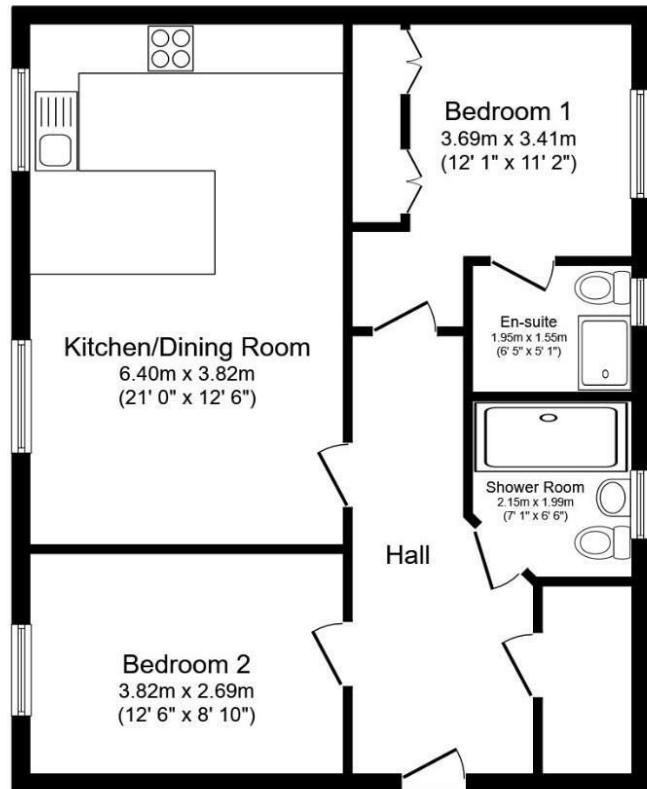
Leasehold Years remaining on lease: 108

Leasehold Annual Service Charge Amount: Billed yearly by the management company

Leasehold Annual Ground rent: £250

Council Tax Banding: B





Total floor area 66.9 m² (720 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

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | 77 | 78 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (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.