

HUNTERS[®]

HERE TO GET *you* THERE



Coppice Mews

Coppice Drive, Harrogate, HG1 2JE

Council Tax: D

Guide Price £365,000



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Entrance Hall

Access via wooden entrance door, radiator, inset ceiling spot lights, wood laminate flooring, doors to:

Lounge

14'9" x 14'5" (4.5 x 4.4)

UPVC double glazed French doors to balcony, UPVC double glazed window, TV point, radiator, wood laminate flooring, through to:

Kitchen

11'5" x 6'2" (3.5 x 1.9)

Modern range of wall and base mounted unit with working surfaces over with inset Porcelain sink unit and mixer tap, inset ceramic hob with extractor hood above and electric oven under, integrated washing machine, dishwasher and fridge freezer, part tiled walls, inset ceiling spot lights, wood laminate flooring.

Bedroom One

27'10" x 11'5" (8.5 x 3.5)

UPVC double glazed window, radiator, inset ceiling spot lights, door to:

Ensuite

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, wall mounted wash hand basin with mixer tap, chrome heated towel rail, tiled walls and floor, UPVC double glazed window.

Bedroom Two

18'0" x 10'4" (5.5 x 3.15)

UPVC double glazed windows, radiator.

Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, wall mounted wash hand basin with mixer tap, chrome heated towel rail, tiled walls and floor.

EPC

Environmental impact as this property produces 2.3 tonnes of CO2.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 991 years

Leasehold Annual Service Charge Amount £1500.00

Council Tax Banding; D

A superb two double bedroom ground floor apartment, offering generous living space throughout, with private garden and covered veranda overlooking private woodland and allocated parking space, forming part of this exclusive development in a highly sought after town centre location.

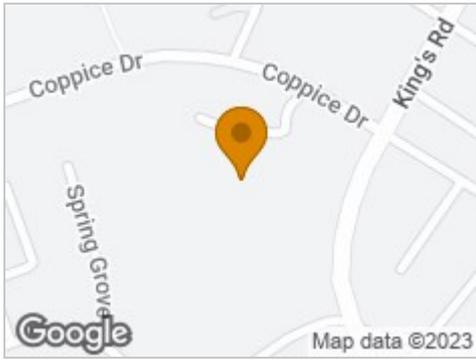
The immaculate accommodation is presented to a very high standard throughout and comprises: Communal hallway with secure entry door, private hallway with useful double storage cupboard, open plan living space with double doors opening to the covered veranda and garden, the kitchen area is modern with integrated appliances, two double bedrooms, bedroom one with luxury en-suite and double doors again opening onto the veranda and a luxury bathroom.

To fully appreciate the accommodation on offer with approximately 1,100 sqft and the leafy location, we strongly recommend an early viewing.

- Stunning ground floor apartment
- Private garden and veranda overlooking woodland
- Open plan living space with double doors to veranda
 - Luxury bathroom & en-suite shower room
 - Allocated parking
 - Moments away from the town centre
 - Approx. 1,100 sq ft of living space
 - Amazing presentation throughout
- Bedroom one with double doors to veranda
 - Viewing essential



Road Map



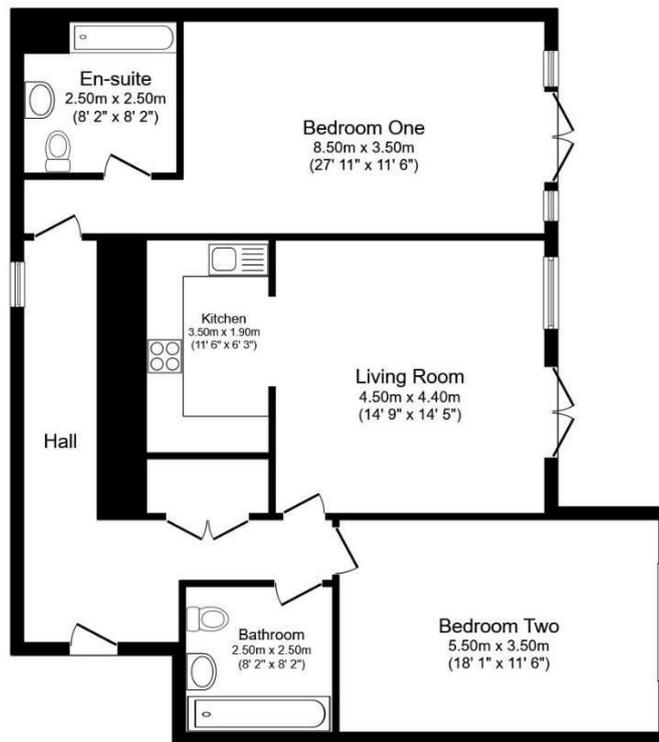
Hybrid Map



Terrain Map



Floor Plan



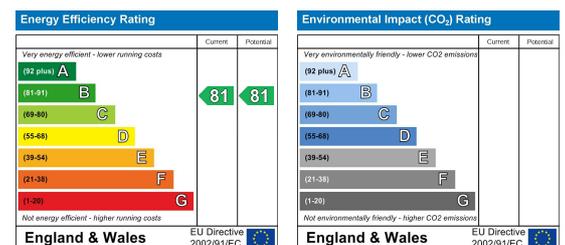
Total floor area 102.1 sq.m. (1,099 sq.ft.) approx

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

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.