

HUNTERS®

HERE TO GET *you* THERE



Robert Street

Harrogate, HG1 1HP

Council
Tax: Exempt

Asking Price £275,000



30A Robert Street

Harrogate, HG1 1HP

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Kitchen Dining Room

24'6" x 18'11" (7.48 x 5.79)

Quality modern range of wall and base mounted units with working surfaces over with inset resin sink unit and mixer tap, ceramic hob with extractor hood over and electric oven under, integrated fridge freezer, dishwasher and washing machine, breakfast bar. UPVC windows to side elevation, two radiators, space for table, inset ceiling spot lights, door to:

Inner Hall

Doors to:

Bedroom One

10'7" x 10'0" (3.24 x 3.07)

UPVC double glazed window to side elevation, radiator.

Bedroom Two

10'2" x 10'0" (3.10 x 3.07)

UPVC double glazed window to side elevation, radiator.

Bedroom Three

10'11" x 8'11" (3.34 x 2.72)

UPVC double glazed windows to side and rear elevations, radiator.

Bathroom

Modern suite comprising panel bath, low level WC, wall mounted wash hand basin, corner shower cubicle with mains shower over and glazed screen, heated towel rail, tiled floor and

walls, inset ceiling spot lights, UPVC double glazed window to side elevation.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 110 Years

Leasehold Annual Service Charge Amount £2500.00 includes all gas and electricity charges.

Leasehold Ground Rent Amount: £100.00

Council Tax Banding; Business rates

EPC

Environmental impact as this property produces 3.6 tonnes of CO2.

OFFERED FOR SALE WITH NO ONWARD CHAIN. Located in the heart of Harrogate town centre with the wide ranging amenities on offer and the Stray on the doorstep, is this attractive, three bedroom top floor apartment, forming part of a select development with the added benefit of a large single garage.

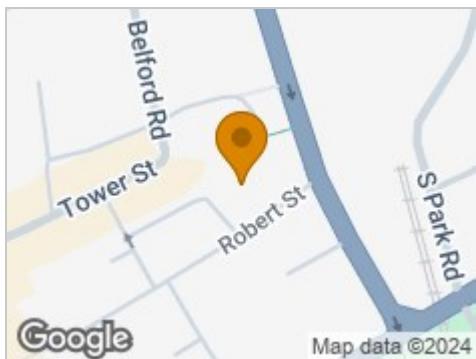
Sure to appeal to both investors and private buyers, the accommodation is superbly presented throughout and comprises: Communal hallway with secure entry door and stairs to all floors, the door to the apartment opens to a large open plan living space with a high quality modern kitchen area with integrated appliances and background lighting, three generous bedrooms and luxury bathroom with separate shower cubicle.

We strongly recommend an early viewing to fully appreciate the location and accommodation on offer.

- NO ONWARD CHAIN
- Quality kitchen area with integrated appliances
 - Large single garage
 - Town centre location
- Wide ranging amenities & the Stray on the doorstep
- Superb open plan living space
- Luxury bathroom with separate shower cubicle
- Three generous bedrooms
- Ideal for investors & private buyers
- Viewing highly recommended



Road Map



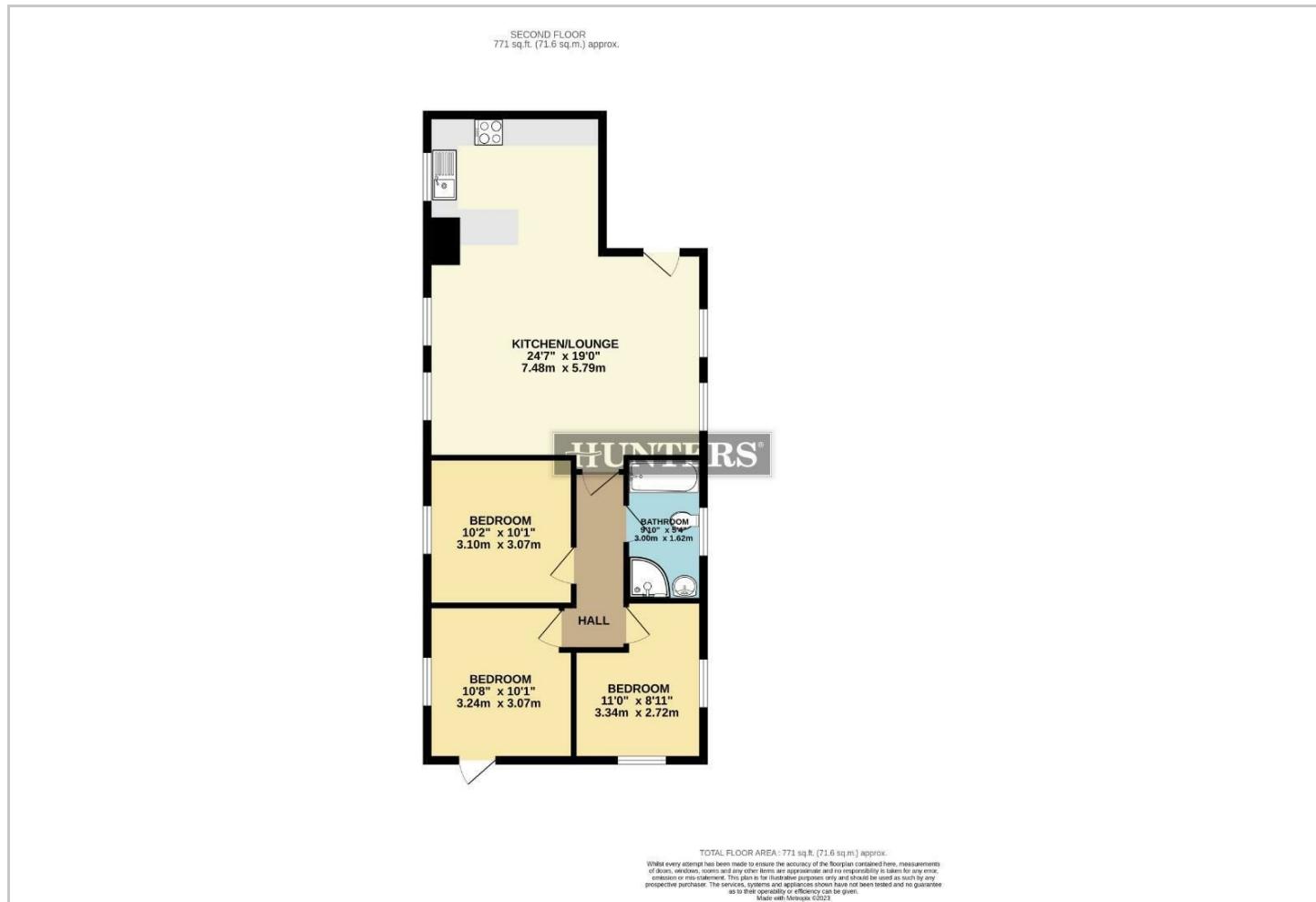
Hybrid Map



Terrain Map



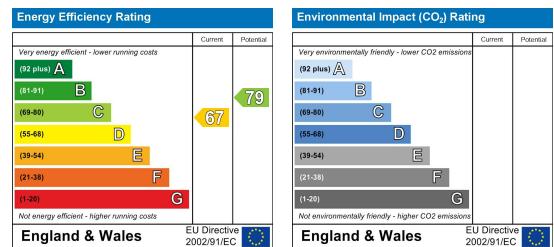
Floor Plan



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.