

HUNTERS[®]

HERE TO GET *you* THERE



Haywra Court

Haywra Street, Harrogate, HG1 5SP

Asking Price £225,000



Haywra Court

Haywra Street, Harrogate, HG1 5SP

Asking Price £225,000



Communal Entrance Hall

Access via secure entrance door, lifts to upper floor, access to day lounge and laundry

Private Entrance Hall

Access via secure door, two UPVC double glazed windows, laminate flooring, emergency intercom connection, storage cupboard, inset ceiling spot lights, doors to:

Lounge / Dining Room

18'0" x 13'9" (5.51 x 4.20)

UPVC double glazed bay window to front elevation, electric storage heater, electric panel heater, TV point, fire place with electric fire.

Kitchen

14'1" x 7'10" (4.30 x 2.40)

A range of quality modern wall and base units with Quartz worktop over with inset stainless steel sink and mixer tap, boiling hot water hot, inset four ring electric hob with extractor over, built in oven and microwave, integrated dishwasher and fridge freezer, TV point, inset ceiling spot lights, under floor heating, UPVC double glazed windows to front elevation.

Bedroom One

16'4" x 9'10" (5.00 x 3.00)

UPVC double glazed window to rear elevation, UPVC double glazed door to balcony, electric panel heater, TV point, fitted wardrobe.

Bedroom Two

10'5" x 8'2" (3.2 x 2.5)

UPVC double glazed door and window to balcony, electric panel heater.

Shower Room

Modern white suite comprising built in bathroom suite with cupboards, wall mounted wash hand basin, low level WC, walk in shower with seat and hand rail, chrome heated towel rail, tiled walls and floor with under floor heating.

Balcony

Glass balustrade, room for seating.

EPC

Environmental impact as this property produces 3.5 tonnes of CO2.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 100 years

Leasehold Annual Service Charge Amount £2400

approx - to be confirmed by vendor

Council Tax Banding; D

EPC: C

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase this purpose built two bedroom retirement apartment which has undergone a program of modernisation throughout, situated in a highly desirable town centre location, within close proximity to the many amenities available in Harrogate town centre. The development is exclusive to the Over 55s with an on-site House Manager.

Located on the second floor, the apartment is accessed by communal lift or stairs and the well presented accommodation comprises: Generous entrance hallway, lounge/diner, kitchen, two bedrooms and modern shower room. The development also offers communal facilities including a lounge, laundry room and a guest bedroom for visitors. There is private off road parking available for both residents and visitors. Viewing of this apartment is strongly recommended to appreciate the location and facilities available

- NO ONWARD CHAIN
- Over 55's development
 - Balcony
- Private residents & visitor parking
 - Modern shower room
- Communal lift & stairs to all floors
 - Town centre location
 - Modernised throughout
- Communal lounge & seating areas to each floor
 - Viewing highly recommended



Road Map



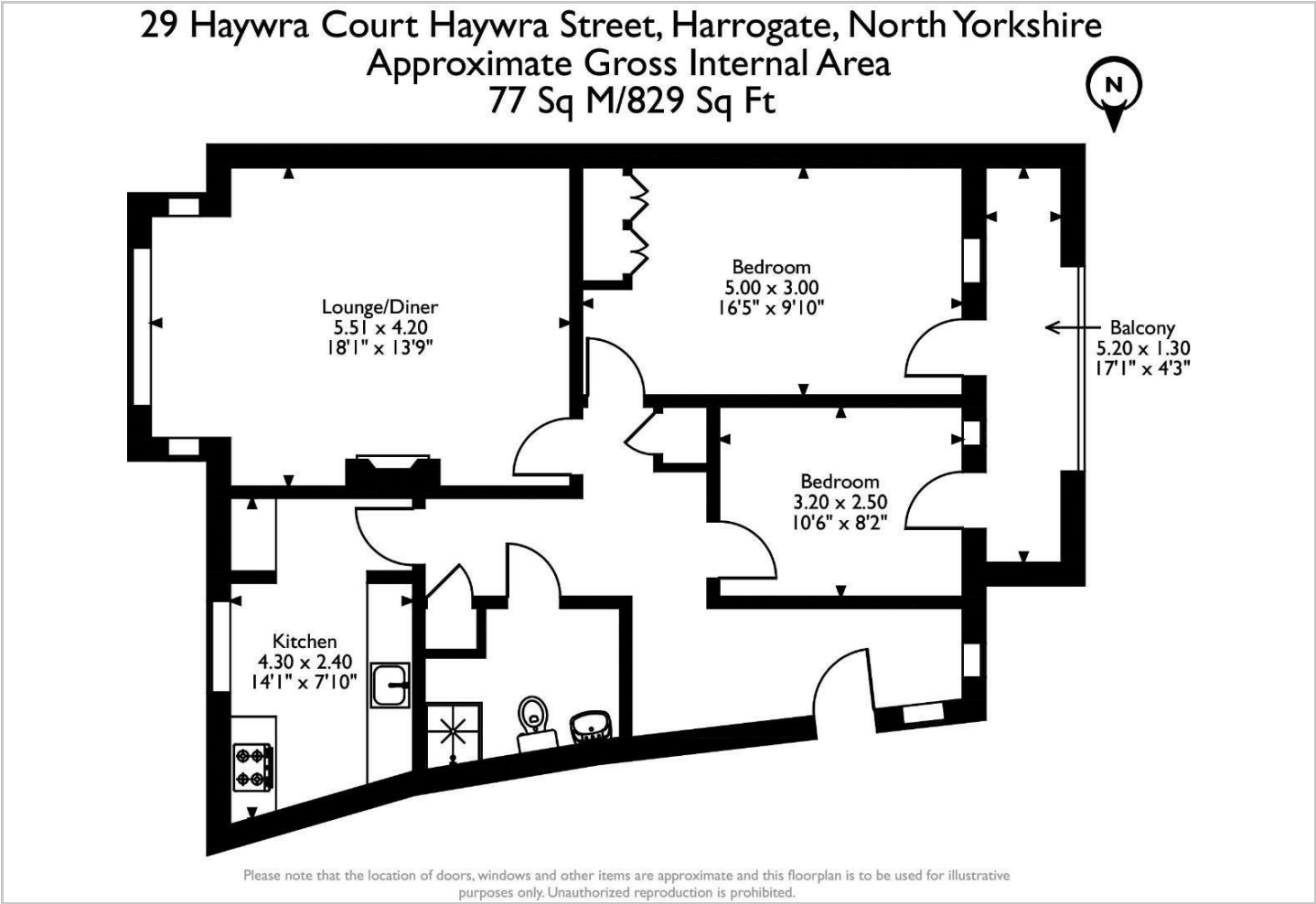
Hybrid Map



Terrain Map



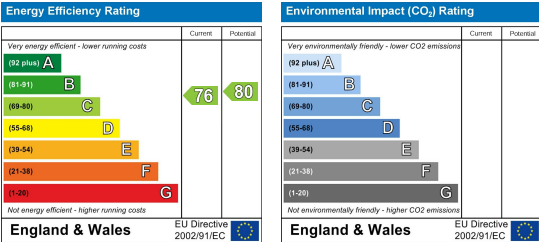
Floor Plan



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.