



## Leeds Road, Harrogate, HG2 8AY

- NO ONWARD CHAIN
- Well-maintained and ready to move into
- Spacious living areas
- Neutral décor providing a blank canvas to personalise
- Early viewing highly recommended
- Ground floor apartment, easy access
- Garage and allocated parking space
- 2 well-proportioned bedrooms
- Prime Leeds Road location
- Council Tax Band C

**Guide Price £220,000**

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# Leeds Road, Harrogate, HG2 8AY

## DESCRIPTION

NO ONWARD CHAIN. A well-presented and well-maintained two-bedroom ground floor apartment, situated in a sought-after position close to Harrogate town centre. The property is ready to move into and would suit first-time buyers, downsizers or investors alike.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge with ample natural light, a fitted kitchen, two well-proportioned bedrooms, and a modern bathroom. The apartment has been well cared for throughout and offers a comfortable and practical living space.

Externally, St Marks Court benefits from attractive communal gardens, its own garage and private parking space, as well as easy access to local shops, schools and transport links.

This is a fantastic opportunity to purchase a ready-to-move-into apartment in a highly desirable Harrogate location.

## EPC

Energy rating C

This property produces 1.8 tonnes of CO2

## Material Information - Harrogate

Tenure Type: Leasehold - Freehold is available to purchase

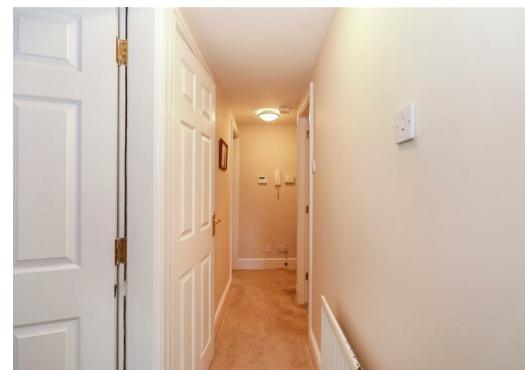
Leasehold Years remaining on lease: 97

Annual Leasehold Service Charge Amount

£1,200

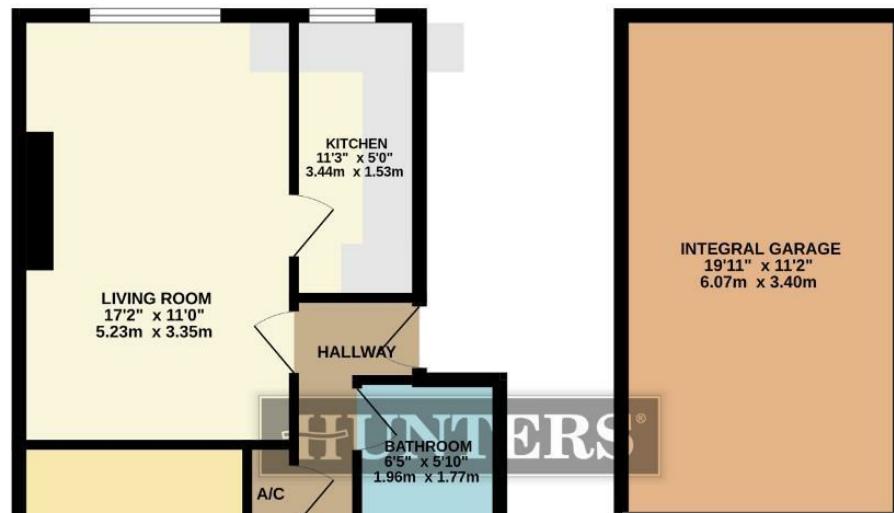
Leasehold Ground Rent Amount £100 per year

Council Tax Banding: C





GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every care has been taken to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Hemcox 42025

### Viewings

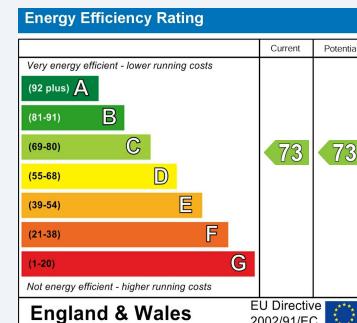
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.