

HUNTERS[®]

HERE TO GET *you* THERE



Wath House, Grove Park Avenue

Council Tax: B

Grove Park Avenue, Harrogate, HG1 4BU

Guide Price £220,000



Apartment 1 Wath House

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Private Entrance Hall

Access via wooden entrance door, wooden flooring, doors to:

Open Plan Kitchen Living Room

24'4" x 14'10" (7.43 x 4.53)

A modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, integrated dishwasher and fridge freezer, inset ceiling spot lights. Double glazed wooden door to outside space, double glazed windows, TV point, two electric heaters, large storage cupboard with plumbing and space for washing machine.

Bedroom One

13'5" x 10'1" (4.09 x 3.08)

Double glazed window, electric heater, sliding door to:

Ensuite Shower Room

Modern white suite comprising walk in shower cubicle with mains shower over, low level WC, wall mounted wash hand basin with drawers under, electric chrome heated towel rail, part tiled walls.

Bedroom Two

11'5" x 9'6" (3.50 x 2.92)

Double glazed window, electric heater.

Bathroom

Modern white suite comprising panel bath with mains shower over, low level WC, wall mounted wash hand basin with drawers under, electric chrome heated towel rail, inset ceiling spot lights, tiled walls.

Outside Space

A low maintenance courtyard garden with seating areas. Parking to the front.

EPC

Environmental impact as this property produces 2.8 tonnes of CO₂.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 990

Leasehold Annual Service Charge Amount £600.00

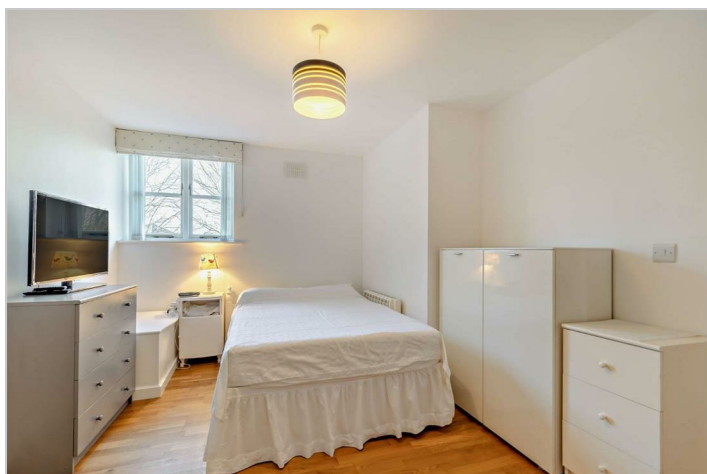
Council Tax Banding; B

IDEAL PURCHASE FOR INVESTORS & FIRST TIME BUYERS. An opportunity to purchase a superb two double bedroom ground floor apartment, presented to a high standard throughout, with private garden and residents parking. The property forms part of this exclusive development, close to the town centre and the Stray and all the wide ranging amenities on offer.

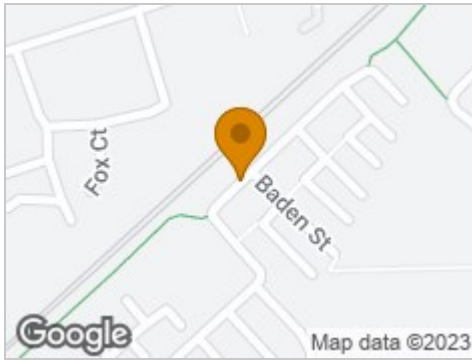
Offering generous living space and a high standard of presentation throughout, the accommodation comprises: Entrance hallway accessed via private entrance door, open plan living space with modern kitchen area and breakfast bar, utility cupboard and door leading to the rear garden, two double bedrooms, bedroom one with en-suite shower room and modern main bathroom.

To the outside, there is residents parking to the front and to the rear is an enclosed courtyard garden with gate leading to the rear.

- **SPACIOUS GROUND FLOOR APARTMENT**
- Modern open plan living with breakfast kitchen area
 - Utility cupboard
 - Two double bedrooms
- Main bathroom & en-suite shower room
 - Private enclosed rear garden
 - Residents parking
 - Private entrance
- Close to the town centre
- Ideal for investors & first time buyers



Road Map



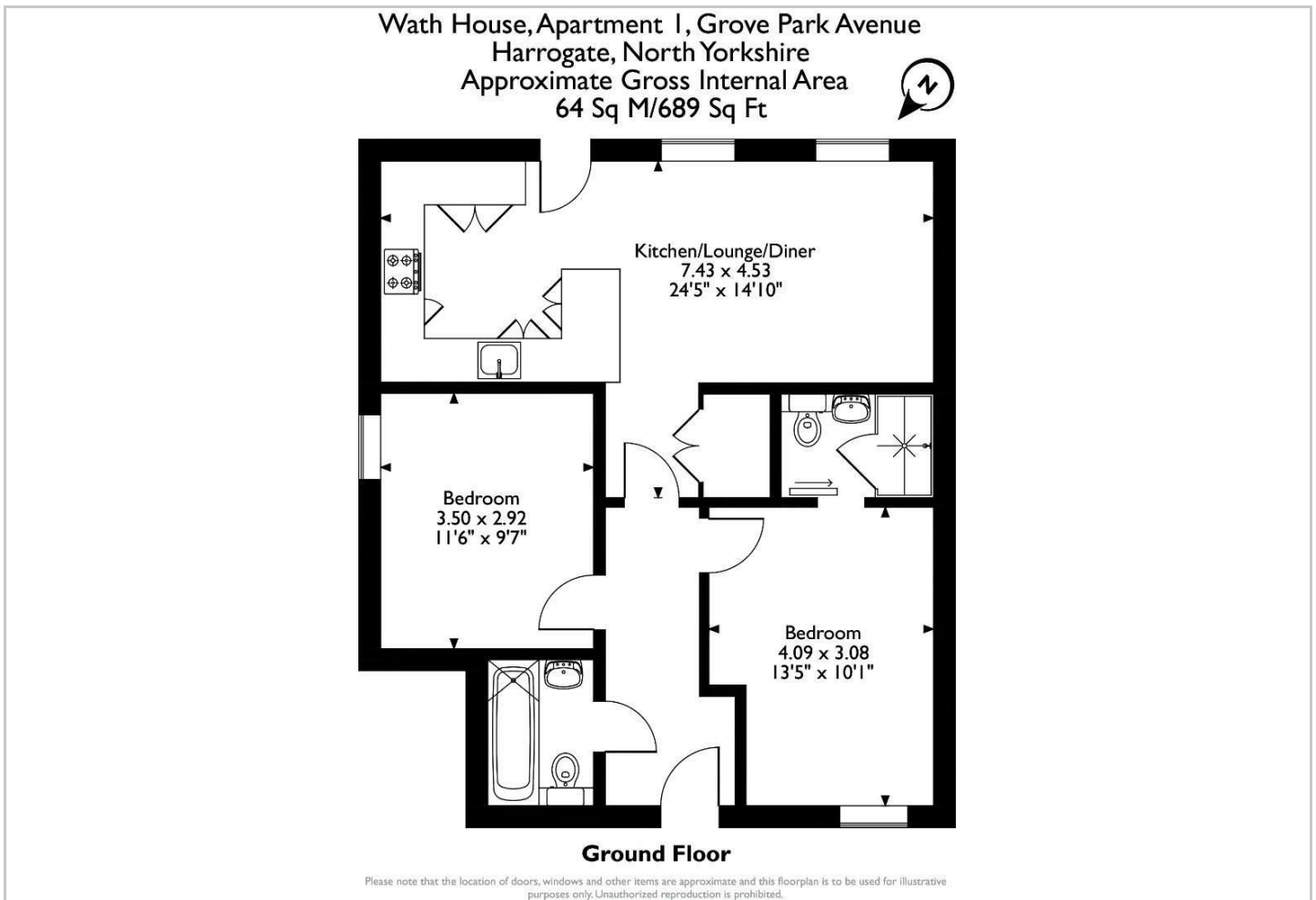
Hybrid Map



Terrain Map



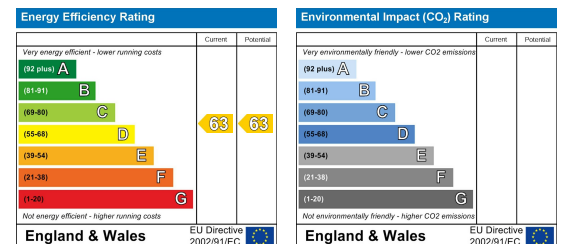
Floor Plan



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.