

154a Kings Road, Harrogate, HG1 5HY



Self-Contained 3 bedroom flat close to Harrogate Town Centre

- 3 bedroomed Flat over first and second floors
- Kitchen, Sitting Room, 3 bedrooms and Shower Room
- Outdoor terrace/seating area
- Close to shops, short walk to Harrogate Town Centre
- £225,000

Residential

FOR SALE

1,032 sq ft

(95.88 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	1,032 sq ft
Price	£225,000
Business Rates	Council Tax Band B. Interested parties are advised to contact their local council: North Yorkshire County Council on 01423 500600.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (55)

Description

The property comprises a self-contained flat within a mid-terrace three storey stone built building. The flat can be accessed from the rear and includes a Living Room, Kitchen and Shower Room on the first floor and three bedrooms on the second floor.

Location

The property is situated within a popular parade of shops on the Kings Road which links the A61 Ripon Road to the west and the A59 to the east of Harrogate Town Centre. It is within a short walking distance of Harrogate Town Centre.

Harrogate is located approximately 17 miles north of Leeds, 21 miles west of York, 11 miles west of the A1(M) and 9 miles from Leeds/Bradford airport.

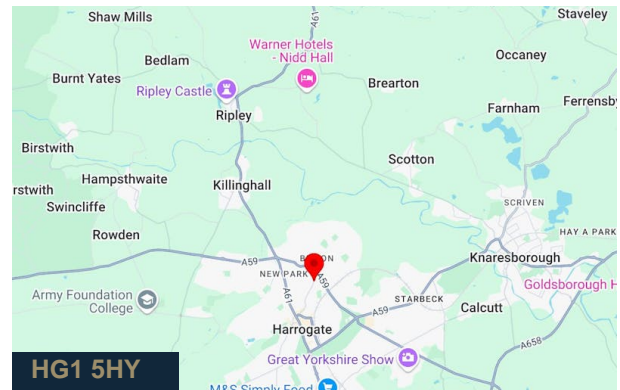
Harrogate is one of the largest commercial centres in North Yorkshire and is one of the leading conference and exhibition centres in the north of England.

Tenure

The flat is available on a new long leasehold interest of 999 years at a peppercorn rent with vacant possession when the current Assured Shorthold Tenancy expires on 24/07/2025 (Rent £700 p.c.m.)

Accommodation

Name	sq ft	sq m
1st - Floor Shower Room and WC	44	4.09
1st - Floor Kitchen	120	11.15
1st - Floor Sitting Room	254	23.60
1st - Floor Hallway	108	10.03
2nd - Floor Bedroom 1	75	6.97
2nd - Floor Bedroom 2	121	11.24
2nd - Floor Bedroom 3	224	20.81
2nd - Floor Landing	86	7.99
Total	1,032	95.88



Viewing & Further Information

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