

FOR SALE



Hollins Road, Harrogate, HG1 2JF

MARTIN&CO



Hollins Road, Harrogate

Three Bedroom Apartment

Asking Price Of £235,000

- Prime location close to amenities, park, woodland, and Harrogate town centre
- No onward chain
- Spacious, light & airy living space
- Three double bedrooms
- Private entrance and single garage
- Modern bathroom
- Neutral décor and grey carpets throughout
- Estimated rental income of £995PCM

Located on Hollins Road, Harrogate, this well-presented first-floor apartment, listed for sale with no onward chain offers a fantastic opportunity for a variety of buyers, from first-time buyers to investors, downsizers, and families alike. Boasting three generous double bedrooms, this property provides ample living space in a sought-after location, less than a mile from the bustling Harrogate town centre.

The local area offers a wealth of amenities, including mature woodlands, parks, and a leisure centre, as well as the highly regarded Coppice Valley Primary School. The popular Kings Road, with its array of independent shops, restaurants, and cafés, is within walking distance, adding to the appeal of this fantastic location.



With large windows throughout, the apartment enjoys a light and airy ambiance. The neutral décor and modern grey carpets offer a blank canvas.

Entering the apartment via its private entrance there is a small internal hallway, with stairs to the first floor.

The generously sized living room offers ample space to both socialise, dine and unwind at the end of the day.

The separate kitchen offers a range of wall & base units, freestanding cooker, undercounter white goods and washing machine. The kitchen houses the recently fitted gas combi boiler.

With three well proportioned, double - bedrooms, the apartment has lots of flexible space on offer.

The house bathroom has been fitted with a modern, white three-piece suite, shower over bath vanity unit and benefits from a central heating radiator.

Externally the apartment benefits from a single garage, offering options for parking or storage. There is further on street, parking to the front of the property.

Please note the photographs within this listing were taking ahead of the current tenancy, which expires in March 2025.

We understand the property is of leasehold tenure, with 999 years remaining of a 999-year lease starting in January 2025. We have been advised that a 50% share of the Freehold comes with the purchase of the apartment. The current arrangements stipulate that any maintenance costs are to be split 50/50 with the ground floor apartment.

There are no restrictions regarding letting the property on an Assured Short Hold basis. We estimate the rental income to be in the region of £995 PCM.

The property is serviced by mains electricity, gas and water services.

Council Tax band: C

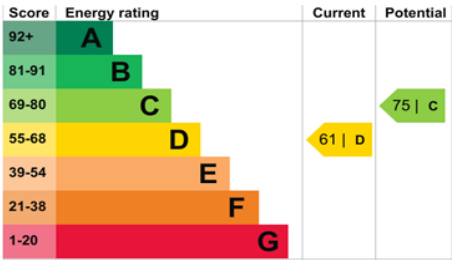
Broadband Availability: Fibre to the premises, with estimated speeds of 1600Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

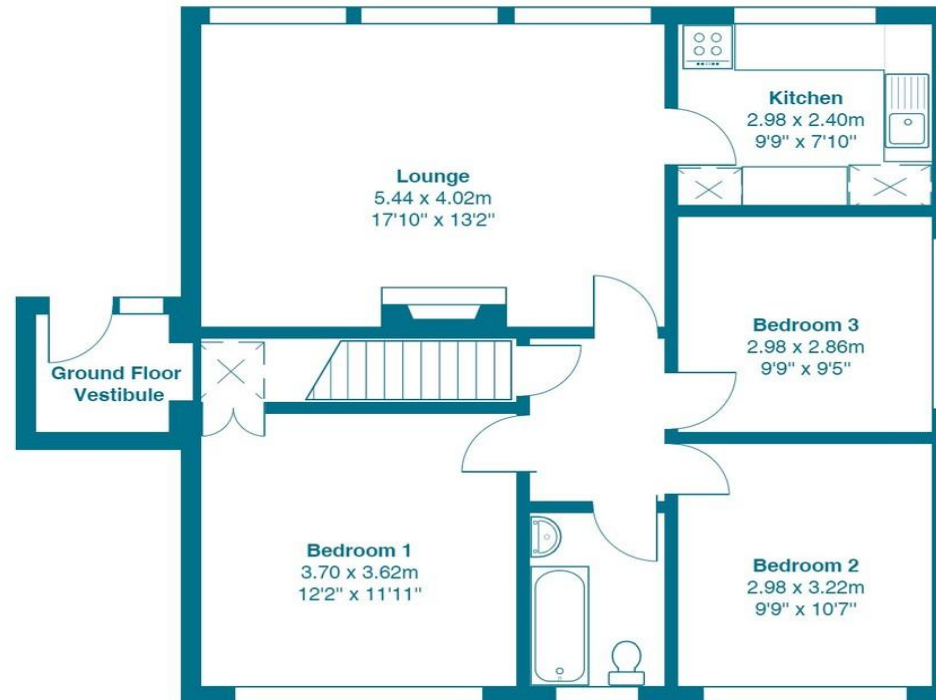
Satellite & Cable TV Availability: SKY, BT & VIRGIN

Flood Risk: Rivers & Seas - No Risk Surface water- Very Low

EPC:



Hollins Road, Harrogate



Total Area: 77.9 m² ... 839 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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