

**FOR SALE**



**Dixon Terrace, Harrogate**

**MARTIN&CO**





## Dixon Terrace, Harrogate

1 Bedroom, 1 Bathroom

Asking Price Of £140,000

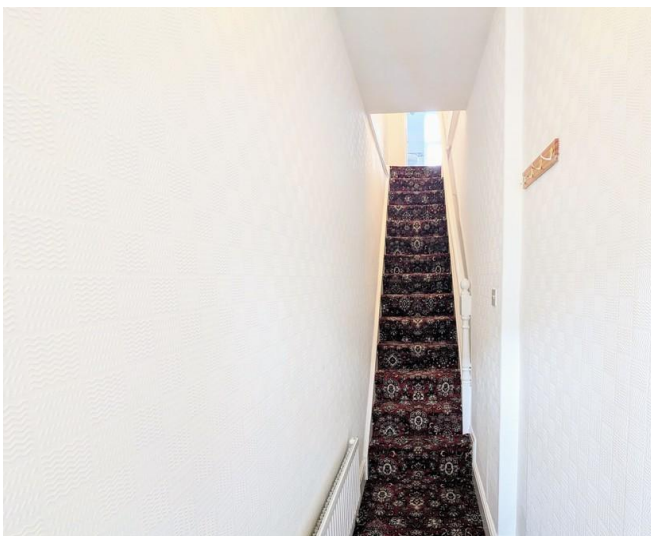
- Offered for sale with no onwards chain
- Ideal for first time buyers
- Close to local amenities
- Private entrance

The property would now benefit from some modernisation, but offers fantastic potential, to both first time buyers and investors, thanks to its well-proportioned rooms and convenient location in a popular residential area of Harrogate.

Dixon Terrace is situated on the North side of Harrogate, just off Kings Road. Within walking distance of all that Harrogate town centre has to offer including its array of cafes, bars, restaurants and shops.

Entering the property on the ground floor, the property benefits from an internal porchway as well as a spacious hall & stairway leading to the first floor. Where you will find a well thought out layout, comprising:

Kitchen diner, whilst the existing kitchen may require renovation, the well-proportioned room offers plenty of scope for the new owner to make this the heart of the home,



with ample room for a range of kitchen units as well as dining space.

House bathroom with white three-piece suit and shower over bath. Useful airing cupboard.

Spacious hallway with access to the loft hatch.

The living room is generous in size and has a light and airy feel.

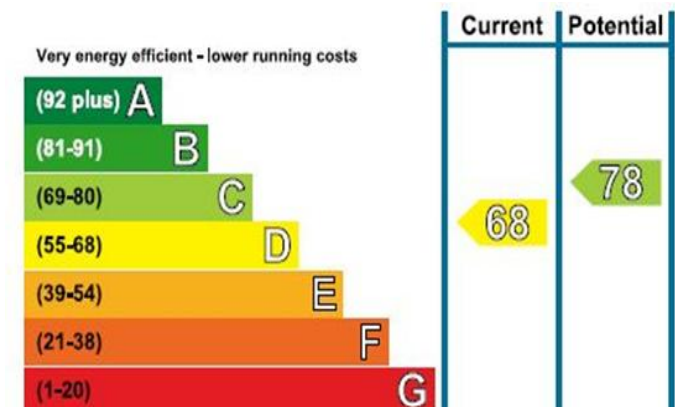
Thanks to its position within the end terrace, the double bedroom offers views across North Harrogate and beyond. The bedroom is fitted with useful, wall-to-wall storage.

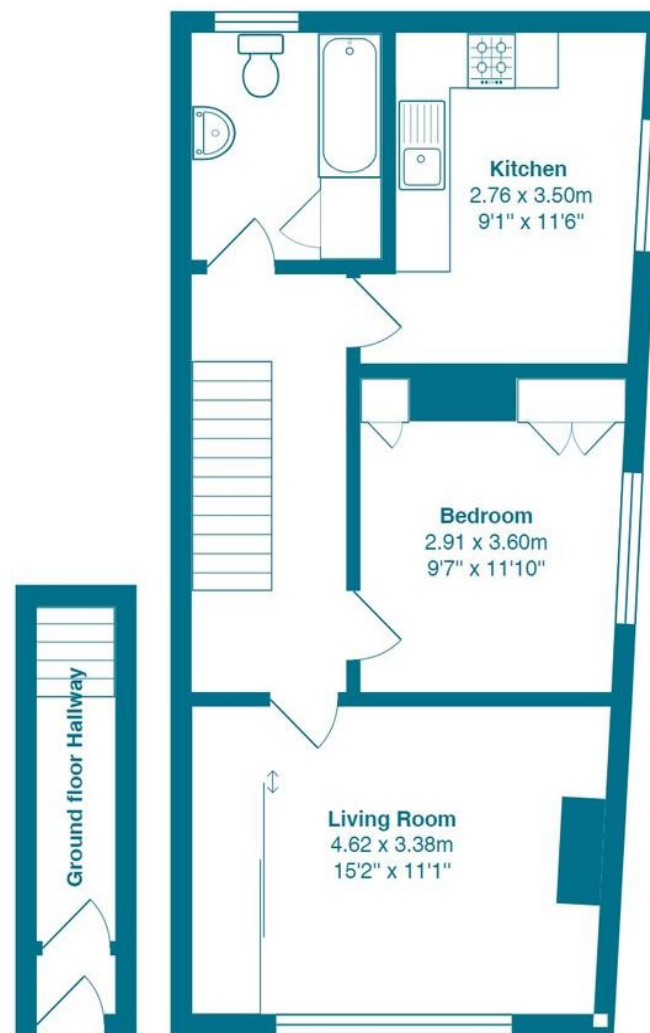
**TENURE:** We have been advised by the vendor that there are 980 years remaining of a 999 year lease starting in April 2005.

The buildings insurance and property maintenance costs will be split 50:50 with the ground floor apartment. There is currently no ground rent or service charge payable at the property.

We estimate a rent of £550 - £575PCM to be achievable in its current condition with a potential rent of £700-750PCM following renovations.

The council tax is band A, payable to North Yorkshire County Council.





Dixon Terrace, Harrogate, HG1 2AP

Total Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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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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