

**FOR SALE**



**Knaresborough Road, Harrogate**

  
**MARTIN & CO**



## Knareborough Road, Harrogate

Two Bedrooms, Two Bathroom  
**Asking Price Of £180,000**

- No onwards chain
- Convenient location
- Ideal for first time buyers
- Buy to Let Opportunity
- Allocated Parking

Offered for sale with no onwards chain, this two bedroomed apartment located on the second floor of this purpose built development located handily on Knareborough Road, Harrogate. This well presented and recently decorated apartment would be ideal as both a first home and those looking for a buy to let opportunity.

Knareborough Road offers a convenient location, within a short walking distance of all that Harrogate town centre has to offer including its array of cafes, bars, restaurants, and shops. As well as many local amenities, Harrogate District Hospital, and the famous Stray.

Entering the apartment via the well-maintained, and secured communal areas, this well-proportioned apartment has been neutrally decorated throughout and comprises;

Open plan Kitchen & living space. The kitchen itself has been fitted with a range of white gloss units, built in oven, four ring gas hob & extractor, integrated washing machine and integrated fridge freezer. Breakfast bar area.



The dual aspect living space has a light and airy feel, with plenty of natural light.

Hallway with two useful storage cupboards and access to the attic space, offering further storage space.

Main bedroom with ensuite shower room, consisting of walk-in shower unit, toilet & basin, with heated towel rail.

Well-proportioned second double bedroom.

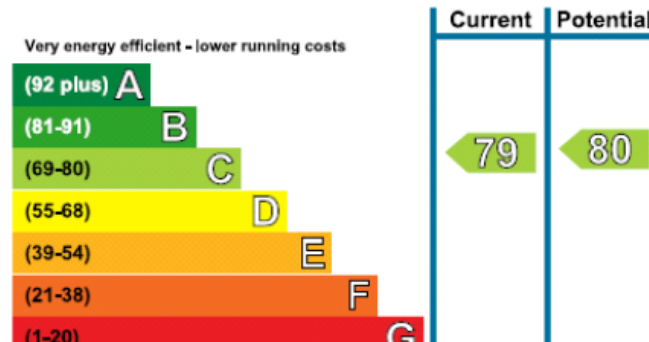
House bathroom with shower over bath, basin, toilet, and heated towel rail

The apartment benefits from an allocated parking space within the communal carpark as well as use of the cycle store.

We have been advised by the vendor that the Annual Service Charge is £1,650.70PA, the Ground Rent £250.000PA and there are 108 years remaining of a 125-year lease starting in 2007.

Council tax band: B

Estimated Rental Income: £900 PCM





Knaresborough Road, Harrogate, HG2 7LY

Total Area: 68.3 m<sup>2</sup> ... 735 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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