

FOR SALE



Hampsthwaite Road, Harrogate

MARTIN&CO



Hampsthwaite Road, Harrogate

Maisonette

2 Bedrooms, 1 Bathroom

Asking Price Of £160,000

- Convenient location
- Ideal for first time buyers
- Views over the communal green space
- Spacious accommodation
- Off street parking

Martin & Co are delighted to offer for sale this two-bedroom, maisonette. Ideal as both a first home and those looking for a buy to let opportunity.



Positioned within a popular residential development on Hampsthwaite Road. With views over the communal green space and Coppice Valley Park, this spacious apartment is located most conveniently. Just a short walking distance of Harrogate town centre. As well as and the ever-popular Kings Road with its array of independent shops and cafes. Offering easy access to the A61 Ripon Road, A59 Skipton Road and a regularly serviced bus route.

This spacious and well laid out apartment has benefits from gas central heating and double glazing throughout and comprises;

Well-presented kitchen which has been fitted with a range of timeless cream units, range style gas cooker & extractor. Plumbing for washing machine and space for a fridge freezer.

Light and airy living room, with views over the communal green space, flowing through to the separate dining room.

Heading upstairs you will find the well-proportioned main bedroom, with plenty of natural light.

Generous second, double bedroom.

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

Airing cupboard, housing the boiler.
Externally there is a useful lockable store.

Communal carpark available with a resident's permit.

The property is Leasehold and there are 961 years remaining of the lease.

We have been advised by the vendor that the Annual Service Charge is £1,027.08.

The council tax band is A
Estimated Rental Income £800 PCM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Hampsthwaite Road, Harrogate, HG1 2DS

Total Area: 77.2 m² ... 831 ft²

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.