

FOR SALE



Stray Road, Harrogate
Offers Over £250,000


MARTIN&CO

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- No onwards chain
- Viewing advised
- Sought after location
- Short walk to Harrogate town centre
- Close to local bus route

A fantastic opportunity to purchase a beautifully presented top floor apartment in a fantastic South side location right next to The Stray and just a short walk into Harrogate Town Centre. With no onwards

Clifton House sits within beautifully maintained gardens. Entering through the well - presented communal entrance with stairs to upper floors this first floor apartment briefly comprises;

Spacious hall -way with video door entry system.

Modern kitchen equipped with a range of timeless cream wall & base units and breakfast bar, integrated oven, hob and extractor, space for fridge/freezer, plumbing for washing machine.



Main bedroom with a range of fitted wardrobes.
 Second good sized double bedroom with further fitted wardrobes.

Modern bathroom with shower

Generous reception with feature fireplace and ample room for a dining area.

Pantry/store

Double glazing throughout.

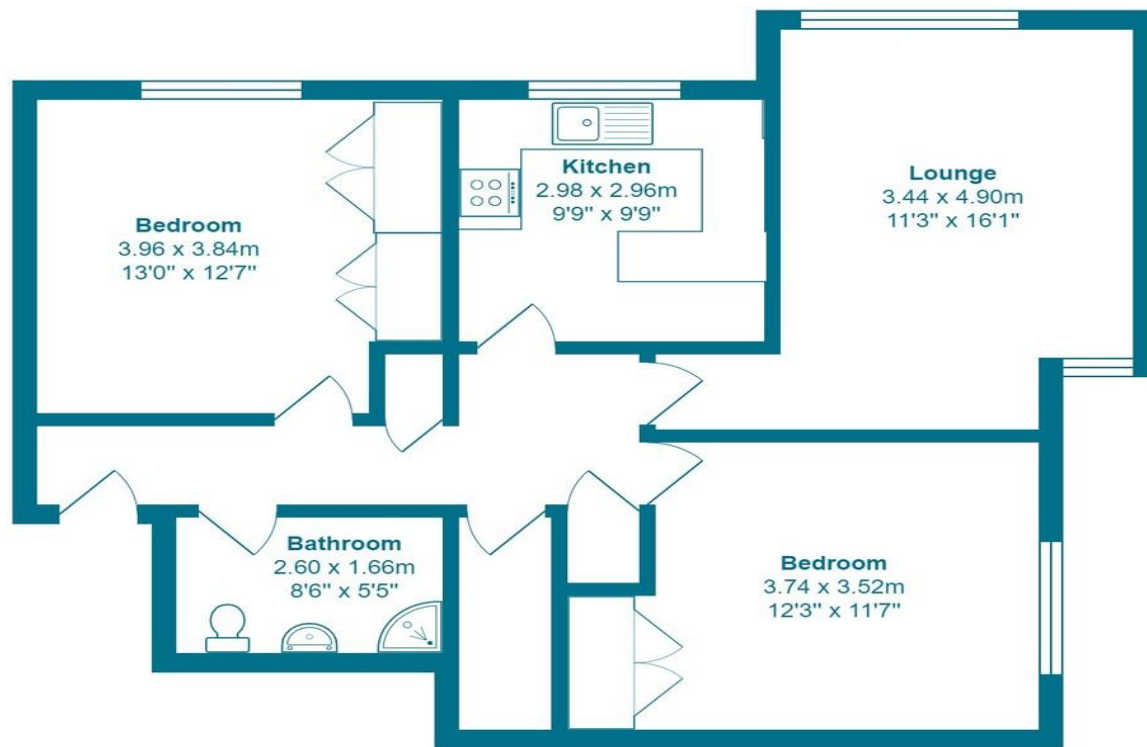
Outside there is a single garage and a communal carpark.

TENURE Leasehold. We have been advised by the vendor that the Annual Service Charge is approximately £2020 PA and there are 954 years left on the lease, we would advise this is verified by your solicitor. Estimated Rental Income £850 PCM.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Clifton House, Stray Road, Harrogate, HG2 8AR

Total Area: 75.0 m² ... 807 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.