

**FOR SALE**



**Ash Road, Harrogate, HG2 8EB**

  
**MARTIN & CO**



## Ash Road, Harrogate

Two Bedrooms, One Bathroom

Asking Price Of £200,000

- Sought after area
- No onwards chain
- Good commuting links
- Ground Floor apartment
- Two double bedrooms
- Enclosed courtyard
- Garage

Martin & co are delighted to offer to the market, with no onward chain, this pleasant two bedroomed ground floor apartment situated on Ash Road, Harrogate. This property would be ideal for first time buyers or as a buy to let opportunity.

Ash Road is situated in the desirable Oatlands area of Harrogate. Within close proximity to local amenities, schools, and green spaces. Offering easy access to the A61 Leeds Road and Hornbeam Railway station making it ideal for those commuting.

Upon entering the property, you will find the generously proportioned living room. Which has been neutrally decorated, offering a light & airy feel, thanks to its large bay window.

Leading through to the separate kitchen, which has been fitted with a range of timeless white wall & base units, built in oven, four ring hob & extractor, plumbing for a washing machine and space for fridge freezer.



An external door offers access the enclosed rear courtyard, a great addition to the property.

The main bedroom has been fitted floor to ceiling built in wardrobes taking care of your storage needs.

The house bathroom offers a modern white three-piece suite with shower over bath.

The neutral décor and flooring continue into the well-proportioned, second double bedroom.

Externally, in addition to the courtyard there is a standalone single garage.

The property benefits from double glazing throughout. A new gas combination boiler was installed in March 2024.

Property Tenure: Leasehold

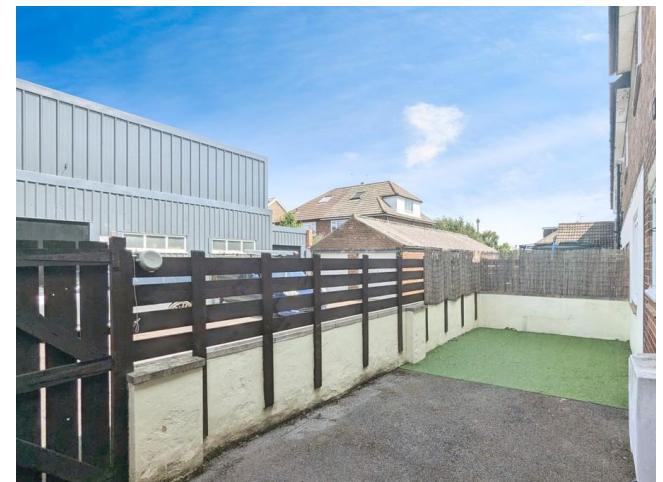
There are 973 years remaining of a 999-year lease which started from 1st January 1998.

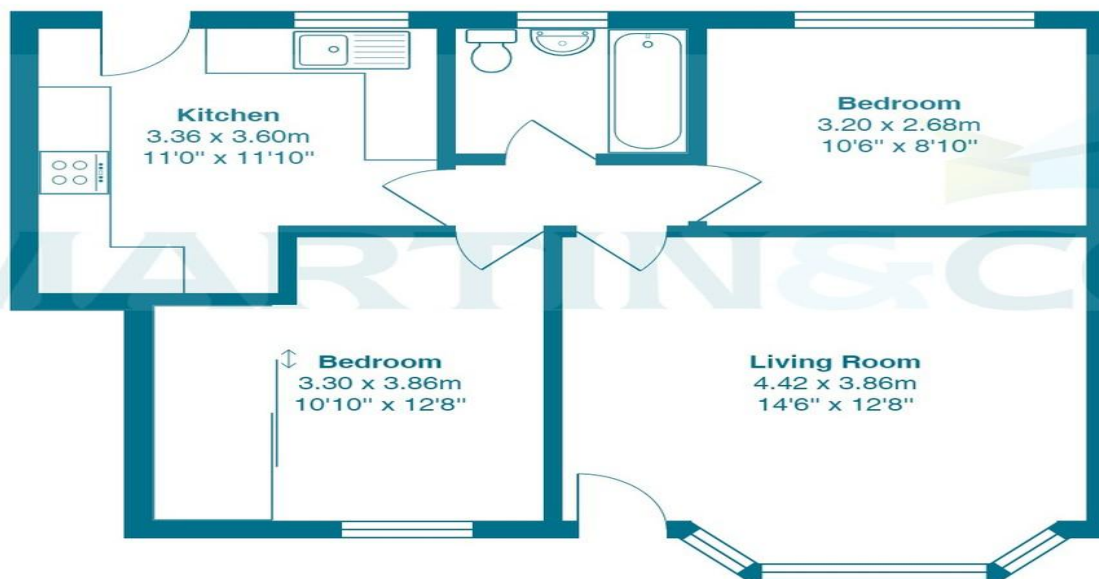
We have been advised by the current vendors there is a service charge of £540 PA, of which the ground rent is included.

Council tax band: C

Estimated rental income: £850 PCM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Total Area: 57.7 m<sup>2</sup> ... 621 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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