

**FOR SALE**



**Hollins Road, Harrogate**  
**Asking Price Of £227,500**

  
**MARTIN & CO**



## Hollins Road, Harrogate

2 Bedrooms, 1 Bathroom

Asking Price Of £227,500

- No Onwards Chain
- Fantastic location close to Harrogate Town Centre
- Ground Floor
- Private Entrance
- Neutral décor
- Courtyard
- Garage
- No service charges, or ground rent

Martin & co are delighted to offer to the market, with no onwards chain, this fantastic two bedroomed, ground floor apartment. Situated on Hollins Road, Harrogate.



Hollins Road is a popular residential location nestled besides mature woodlands & recreational green space, on the edge of Harrogate's town centre. The increasingly sought after Kings Road with its growing selection of independent restaurants, cafes and shops is also a short walk away. With the recently refurbished Harrogate Leisure Centre just a stone's throw away, the location has much to offer.

The area is well connected by road, with the A1(M) just 10 miles from the property, offering easy access to the north and south. While Harrogate Railway station is within walking distance and offers direct services to York, Leeds and London Kings Cross. There is also a regularly serviced bus route close by servicing Harrogate, Ripon & Leeds.

Entering this spacious apartment you are greeted by a considerable hallway, from which you will find the generously proportioned living/dining room. Which has a superb light and airy feel thanks to its bank of large windows and neutral décor.

The separate kitchen features a range of fitted wall and base units, sink, hob and built in oven. There is space for a fridge freezer & plumbing for a washing machine. The kitchen offers external access to the side of property.

The further smaller hallway has been fitted with a handy built-in storage cupboard, utilising the space on offer.

The neutral décor continues through to the two well proportioned, double bedrooms at the rear of the property.

The house bathroom has been fitted with a white three-piece suite, with shower over bath.

Externally there is a quiet courtyard to the front of the apartment. Surrounded by well-established shrubbery, it offers a peaceful outside space to enjoy.

The apartment also benefits from a single garage.

Either for use as storage or secure parking. With further unrestricted on street parking available to the front.

We have been advised by the vendor that a 50% share of the Freehold comes with the purchase of the apartment. The buildings insurance and property maintenance costs will be split 50:50. There will be no ground rent or service charge with the property.

There are no restrictions regarding letting the property on an Assured Short Hold basis. We estimate the rental income to be in the region of £850 PCM. Please note there is currently a tenant in situ, on a periodic basis.

The property is serviced by mains electricity, gas and water services.

Estimated broadband speeds: 16MBPS - standard speed up to 1000 MBPs Ultra speed

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY, BT & VIRGIN

Flood Risk: Rivers & Seas - No Risk Surface water- Very





Hollins Road, Harrogate, HG1 2JF

Total Area: 76.9 m<sup>2</sup> ... 828 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## 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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