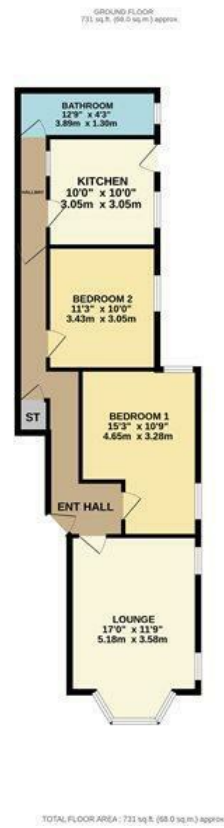


Floor Plan



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Directions

From the Empress round about continue along Skipton Road and before the railway line bridge turn right onto Grove Park Terrace where the property is found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band A Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£220,000

Flat 1 28 Grove Park Terrace, Harrogate, Yorkshire, HG1 4BW

2 Bedroom Apartment

**A well presented two bedroomed ground floor apartment with spacious living accommodation, a private garden area and benefitting from a central location within walking distance of Harrogate's town centre and it's wide range of amenities and transport links both by bus and rail. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



## Description

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With gas central heating and UPVC double glazing the living accommodation comprises; secure communal entrance, private entrance hall leading to a spacious bay fronted lounge with feature fireplace, kitchen with gas hob and single oven.

Master bedroom which is a great size, second double bedroom with fitted wardrobes, house bathroom with a modern white suite which includes shower over the bath, w/c and hand basin.

Outside to the side of the property is a fully enclosed patio garden which offers a great entertaining space and a pleasant seating area. There is unrestricted on street parking to the front and side of the property.

