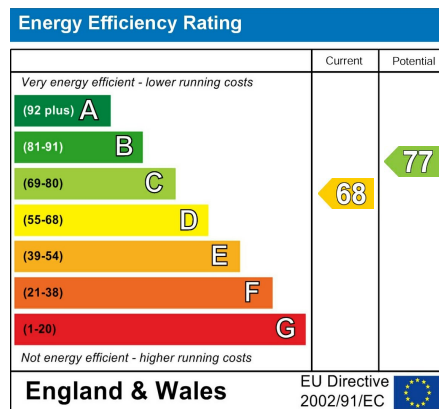


TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.

Energy Performance Certificate



Directions

Proceeded out of Harrogate down Parliament St and up Ripon Road. Turn left into Kent Road and park immediately in the street. It's best than to walk back up Ripon Road where the entrance to the apartment is clearly indicated on the right.

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.



£315,000

Flat 2, 23a Ripon Road, Harrogate, HG1 2JL

2 Bedroom Apartment

A spacious two bedroom first floor apartment with private elevated entrance, located in a sought after location on the edge of the Duchy area close to the town centre. No chain involved.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fired, central heating, the spacious property that has been a superb rental investment and briefly comprises Private approach with a pleasant private elevated sitting area

There is a private entrance lobby with access to kitchen and separate door into the spacious lounge with wide bay window. The stunning apartment provides a dining area with glass dome ceiling, mood lighting. Modern fitted kitchen with integrated appliances including a hob, oven, dishwasher and freestanding Samsung American style fridge freezer. There is a separate utility room with storage cupboards and separate useful toilet. Ample storage throughout the apartment.

There is a Master bedroom with fitted wardrobe and ensuite shower room. There's a further spacious double bedroom with fitted wardrobes and a luxury house bathroom with shower over the bath.

Additionally there is a useful internal storeroom. The property is located a short walk away from Harrogate's bars shops and restaurants. Harrogate has a good road and rail networks offering the traveller and commuter quick access to Leeds, York and London.

AGENTS NOTES - There is no monthly service charge repairs are done as and when needed and split 50/50 - 999 year lease.

