

Cold Bath Road, Harrogate HG2 0NL



welcome to

Cold Bath Road, Harrogate

Situated on the highly sought after Cold Bath Road, this two bed top floor flat offers great access to local amenities and transport links.













Cold Bath Road

A two bedroom top floor flat, located on the desirable and sought after Cold bath Road, close to boutique shops, restaurants and good transport links to the surrounding areas. The flat comprises; Communal entrance hall with stained glass window, Kitchen/dining room with roof top views, Lounge, Two double bedrooms and Bathroom.

Communal Entrance

The door opens into to a carpeted communal entrance hall which has a stained glass window to the rear.

Entrance Hall

The apartment door opens in to the entrance hall.

Lounge

14' 6" x 10' 6" max (4.42m x 3.20m max) Carpeted with a radiator and tv point. Window to the rear elevation.

Kitchen/Dining Room

14' 6" max x 10' max (4.42m max x 3.05m max) Fitted with a range of wall and base units with complimentary work surfaces which incorporate a stainless steel sink and drainer unit. Cooker point, space for fridge freezer and plumbing for washing machine. Window to the front elevation.

Bedroom One

13' x 11' 1" (3.96m x 3.38m) A double bedroom with a Velux Window.

Bedroom Two

9' 7" x 9' 5" (2.92m x 2.87m) A second double bedroom with a Velux window.

Bathroom

A three piece suite comprising; panelled bath, vanity wash hand basin and low flush wc. Part tiling to walls and a Velux window.





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Cold Bath Road, Harrogate

- Top Floor Flat
- Two Double Bedrooms
- Roof Top Views
- Desirable Cold Bath Road Area
- Great Access To Local Amenities & Transport Links

Tenure: Leasehold EPC Rating: D

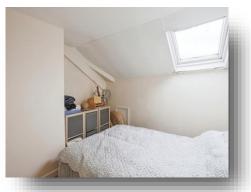
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

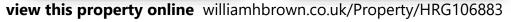


£140,000

his floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No etails are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No laibility is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.tocalagent.com









Property Ref: HRG106883 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Map data ©2024

Belmont Cl

Heywood Rd

Please note the marker reflects the

postcode not the actual property



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