

# property details **approval form**

106 Hampsthwaite Road, Harrogate, North Yorkshire, England, HG1 2DS

**Date:** 10 September 2025

**Property Ref and Version:** HRG107367 - 0006

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £170,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Aug 1985.

## >> **key features**

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- > Contemporary duplex apartment in a sought-after location
- > Open-plan kitchen, lounge, and dining area ideal for modern living
- > Two generously sized bedrooms
- > Contemporary interiors throughout
- > Allocated parking space
- > Walking distance to local shops and green spaces, Coppice Valley and St Joseph's Catholic Primary
- > Excellent access to public transport and major routes
- > EPC Rating: D

## >> **short description**

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Located on the desirable location of Hampsthwaite Road, this well-presented duplex apartment features; two bedrooms, a spacious open-plan living area, a bathroom and private parking. Ideal for couples or small families, offering comfort with easy access to Harrogate's amenities and transport

## >> **long description**

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Nestled on the desirable Hampsthwaite Road, this beautifully presented duplex apartment offers the perfect fusion of modern design and everyday comfort. With two generously sized bedrooms, it's an ideal choice for first time buyers, couples, professionals, or small families seeking space and style.

Step inside to a bright and inviting open-plan lounge, kitchen and dining area creating a seamless flow for both entertaining and relaxing. The thoughtfully designed kitchen combines functionality with sleek aesthetics, making meal preparation a pleasure.

The spacious reception room offers flexibility to tailor the space to your lifestyle.

A contemporary bathroom features quality fittings and a clean modern finish. The apartment also benefits from dedicated parking for one vehicle, a rare and valuable feature in this sought-after location. Hampsthwaite Road offers easy access to local

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amenities, green spaces, and transport links, combining peaceful residential living with the convenience of Harrogate's vibrant town life.

## >> **directions**

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## >> **Agent Note**

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## >> room description

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### **Entrance Hall**

A double-glazed front door opens to a staircase leading to the first floor, with a convenient understairs storage cupboard and access to the kitchen/diner.

### **Kitchen / Diner**

20' 8" max x 7' 5" max ( 6.30m max x 2.26m max )

The contemporary kitchen/diner features stylish fitted wall and base units, complemented by wooden worktops and an inset sink. A five-ring gas cooker offers ample cooking space, with designated areas with space for a dining table, an American-style fridge freezer, washing machine, tumble dryer, and dishwasher. A wall-mounted radiator ensures warmth and comfort. Double-glazed windows to both front and rear aspects provide excellent natural light.

### **Lounge**

14' 11" max x 10' 6" max ( 4.55m max x 3.20m max )

A comfortable lounge area flowing into the kitchen/diner. A rear-facing double-glazed window allows for ample natural light and a fitted radiator delivers consistent warmth throughout the space.

### **Landing**

Landing with a front-facing double-glazed window offering natural light, leading to the first floor. Includes loft access, an airing cupboard housing the boiler and an additional storage cupboard for convenience.

### **Master Bedroom**

10' 7" max x 15' 4" max ( 3.23m max x 4.67m max )

Well-proportioned bedroom featuring a rear-facing double-glazed window and a wall-mounted radiator

### **Bedroom Two**

9' 10" max x 13' max ( 3.00m max x 3.96m max )

This generously sized bedroom benefits from a rear-facing double-glazed window that fills the space with natural light. A wall-mounted radiator adds warmth and comfort.

### **Bathroom**

The bathroom features a white three-piece suite comprising a bath with overhead shower, W.C and handwash basin. Tiled walls and a mirrored cabinet add style and practicality, while a double-glazed window provides natural light and a radiator ensures comfort.

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## >> **property images**



**Your William H Brown office:** 4 Albert Street, HARROGATE, North Yorkshire, HG1 1JL  
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## >> **property images**

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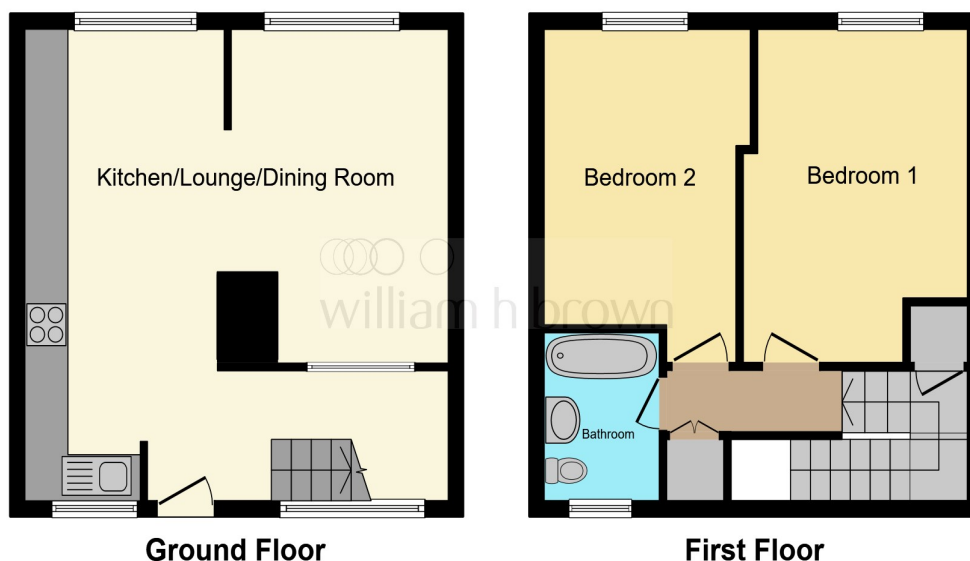
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## >> floor plan



This 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 details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Claire Lowcock		
Mr G. O'Brien		

**Your William H Brown office:** 4 Albert Street, HARROGATE, North Yorkshire, HG1 1JL

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