



Flat 1 Belmont Road, Harrogate HG2 0LR

welcome to

Flat 1 Belmont Road, Harrogate

This one bedroom apartment is ideally located just outside the centre of Harrogate with access to local amenities such as restaurants, shops and the valley gardens. There is a lounge, kitchen and bathroom as well as a dedicated parking space to the rear.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Belmont Road

This one bedroom lower ground apartment is located just off Cold Bath Road. The property is close to various amenities such as restaurants, shops and the beautiful valley gardens. A perfect location for walking into Harrogate town centre. Just a five minute walk. The property has steps which lead from the street to the front door. The front door leads straight into the lounge. There is a door through to the kitchen. The boiler is located in the kitchen. There is one bedroom which benefits from natural light from the window to the rear. There is also a house bathroom with shower cubicle, sink, W.C and towel rail. The property has a dedicated parking space to the rear.

Lounge

16' x 12' 2" (4.88m x 3.71m)

The front door leads straight into the lounge with window to the side of the door. The lounge is good size and is carpeted.

Cloakroom

Located off the lounge.

Kitchen

18' 6" x 5' 8" (5.64m x 1.73m)

The kitchen has wood effect laminate base units to one side and lino flooring. There is some wall units above to one end. There is an integrated oven and four ring hob as well as a stainless steel sink and drainer. The boiler is located at one end of the kitchen. There is also a window to one end.

Bedroom One

10' x 12' 11" (3.05m x 3.94m)

Bedroom which could accommodate a double bed. There is a window to one side which provides a fair amount of natural light to the room. The room is carpeted.

Shower Room

Having a walk in shower cubicle, wash hand basin and low flush wc.

Externally

The property benefits from a designated parking space to the rear. This space could possibly accommodate two cars.



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Flat 1 Belmont Road, Harrogate

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One Bed Apartment
- Close To Harrogate Town Centre

Tenure: Freehold EPC Rating: C

guide price

£95,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG106861 - 0003

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