



Coppice Gate, Harrogate HG1 2DR

welcome to

Coppice Gate, Harrogate

Well-presented first floor flat situated in the popular town location of Harrogate. Close to ample amenities and major road networks making the property perfect for commuters into the centre or surrounding towns and cities. Viewing highly recommended!!



Entrance Hall

Stairs up to the first floor with laminate flooring throughout hallway.

Lounge

16' 9" x 10' 4" (5.11m x 3.15m)

Good sized living room with two double glazed windows to the front elevation of the property, inset spot lights and laminate flooring.

Open plan through to the dining area.

Dining Room

10' 1" x 8' 2" (3.07m x 2.49m)

Open through from living area with room for dining table.

Kitchen

7' x 8' 3" (2.13m x 2.51m)

Modern gloss fitted kitchen with wall and base units, work surfaces and partial tiling with tiled floor. Sink and drainer, electric oven and gas hob, fridge freezer, plumbing for washing machine and dish washer with ceiling light.

Bedroom One

12' 3" x 8' 3" (3.73m x 2.51m)

(Measurements to wardrobes)

Double bedroom with double glazed window to the rear elevation with fitted wardrobes and radiator.

Bedroom Two

9' 2" x 5' 2" (2.79m x 1.57m)

Double glazed window to the rear elevation and radiator.

Bathroom

Modern white suite comprising of WC, wash hand basin, bath with shower over, radiator, heated towel rail and full tiling throughout.

Parking

Garage and parking to rear.



view this property online williamhbrown.co.uk/Property/HRG105329



welcome to

Coppice Gate, Harrogate

- Well Presented First Floor Flat
- Spacious Open plan Lounge/Dining area
- Central Heating and Double Glazing
- Near To Major Road Networks & Amenities
- Viewing Highly Recommended

Tenure: Leasehold EPC Rating: D

£154,995



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HRG105329

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
HRG105329 - 0007

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.



william h brown



01423 502282



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williamhbrown.co.uk