



21 Glebe House, Glebe Road, Harrogate, North Yorkshire, HG2 0LG

£110,000

Guide Price

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A superb one-bedroom first-floor apartment providing spacious and newly refurbished accommodation within this popular purpose-built property for those over 55 years old.

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The apartment has a double bedroom plus a large open-plan living area and stylish newly fitted kitchen and modern shower room. The apartment has the advantage of a good-sized storeroom within the apartment and use of the attractive communal gardens.

Glebe House is located in an ever-popular position just off Cold Bath Road, within walking distance of a local shopping parade, bus stop and the famous Valley Gardens. Offered for sale with no onward chain.





## RECEPTION HALL

With large, fitted storage cupboard.

## FIRST FLOOR SITTING ROOM

A spacious reception room with feature fireplace and bay window. Space for sitting and dining areas.

## KITCHEN

A modern high-quality newly fitted kitchen with a range of stylish units with integrated appliances.

## BEDROOM

A double bedroom with fitted wardrobes.

## BATHROOM

A white suite, comprising WC, basin and easy bathe bath with electric shower above.

## OUTSIDE

There is ample parking to the front of the development providing parking for residents and visitors. Glebe House stands in its own grounds, with well-maintained gardens to the sides for use of all residents.

## AGENTS NOTE

Glebe House is a development for the over-55s and has the benefit of a warden / house manager, communal lounge and gardens and resident / visitor parking. Each apartment is fitted with an emergency pull cord, which summons assistance from the warden, if required. The property is long leasehold having an original term of 125 years from 1987. The service charge is £166.66 per month, paid in advance. The service charge is payable to the landlord, Your Housing Ltd. The service charge covers the upkeep and maintenance of the development, and this includes communal area cleaning, external window cleaning, grounds maintenance, maintenance of the fire alarm, external repairs, buildings insurance, lift maintenance, scheme manager, management fees etc. The service charge is reviewed each year, and a budget is discussed with residents as a general residents' meeting. No pets are permitted full time. Subletting of the property is not permitted. Owners are responsible for their own contents insurance for the building insurance is included within the service charge. A payment of 1% of the purchase price, for each year of ownership of the property, is paid to the management company from the seller, upon the sale of the apartment. Glebe House is undergoing a comprehensive refurbishment in 2024 to include new internal and external decoration and new fire alarm system.

The apartment has been newly refurbished to incorporate newly fitted kitchen, bathroom suite, electrics, radiators and shutters.

**Council Tax Band - C**





Total Area: 47.2 m<sup>2</sup> ... 508 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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