



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

£119,000

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

The apartment has a double bedroom plus a large open-plan living area and stylish 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.





FIRST FLOOR

RECEPTION HALL

With large fitted storage cupboard.

SITTING ROOM

A spacious reception room with bay window overlooking the communal gardens.

KITCHEN

With a range of fitted wall and base units with electric hob, integrated oven, fridge/freezer and with plumbing for a washing machine.

BEDROOM

A good-sized double bedroom with fitted wardrobes.

SHOWER ROOM

With WC, washbasin and shower. Heated towel rail.

AGENT'S NOTE

The property has the benefit of electric heating system and double glazing.

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.

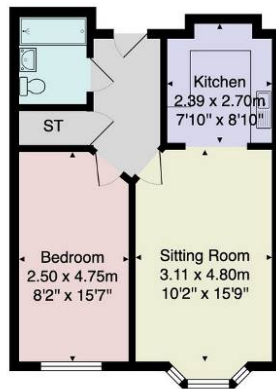
Owners are responsible for their own contents insurance for the building insurance is included within the service charge.

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.

Council Tax Band - C





Total Area: 44.0 m² ... 474 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	81
EU Directive 2002/91/EC			
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