



9 Hampsthwaite Road, Harrogate, North Yorkshire, HG1 2DU

**£125,000**

Guide Price

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A well-presented one-bedroom ground-floor apartment situated in a delightful position overlooking parkland and within easy walking distance of Harrogate town centre.

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This apartment provides well-proportioned accommodation comprising a large living area with modern kitchen, together with a double bedroom and modern shower room. The property also has lockable store, access to the communal gardens and allocated off road parking space.

Hampsthwaite Road is a popular residential area, and the apartment overlooks attractive parkland, is within easy walking distance of Harrogate town centre, where there is an excellent range of amenities on offers, including shops, bars, restaurants, and public transport links.





## **GROUND FLOOR**

### **RECEPTION HALL**

A spacious reception hall with useful fitted cupboards.

### **LIVING ROOM**

A large living space with sitting and dining area. Window overlooks the communal gardens.

### **KITCHEN**

A kitchen with a range of stylish wall and base units, a cooker, fridge and freezer and a washing machine.

### **BEDROOM**

A double bedroom with fitted wardrobes.

### **SHOWER ROOM**

A modern white suite comprising WC, washbasin and large walk-in shower.

### **OUTSIDE**

There is a useful lockable storeroom on the ground floor. The property stands within well-maintained communal gardens and grounds, for the use of all residents, the property also benefits from an allocated off road parking space.

### **AGENT'S NOTES**

The property is long leasehold having an original term of 999 years.

Pets are not permitted.

The central heating has been replaced with gas. There is a recently fitted composite fire door and isolation work to meet the regulations.

**Council Tax Band - A**





Total Area: 50.1 m<sup>2</sup> ... 540 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
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