

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Church Square

Harrogate, HG1 4SS

Council Tax: D

Offers Over £155,000



# Church Square Mansions

Harrogate, HG1 4SS

Offers Over £155,000



## Communal Entrance Hall

Access vis secure entrance door, stairs and lifts to all floors.

## Private Entrance Vestibule

Access via wooden entrance door, door to:

## Entrance Hall

Storage cupboard, doors to:

## Lounge

14'1" x 12'8" (4.3 x 3.88)

UPVC double glazed window, electric storage heater, TV point, double glazed door to private seating terrace.

## Kitchen

9'4" x 6'0" (2.87 x 1.83)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, dishwasher, fridge freezer, electric heater, UPVC double glazed window.

## Bedroom One

12'7" x 9'4" (3.84 x 2.87)

UPVC double glazed window, electric storage heater, fitted wardrobes, door to;

## Ensuite Shower Room

White suite comprising shower cubicle with mains shower over, pedestal wash hand basin, low level WC.

## Bedroom Two

16'3" x 8'3" (4.96 x 2.52)

UPVC double glazed window, electric storage heater, fitted wardrobes.

## Bathroom

Modern white suite comprising panel bath, built in low level WC with cupboards, wash hand basin with cupboards under, circular double glazed window.

## Private Terrace

Private seating terrace.

## Parking

Secure allocated parking space.

## EPC

Environmental impact as this property produces 4.7 tonnes of CO2.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 969 years

Leasehold Annual Service Charge Amount  
£4000.00 APPROX

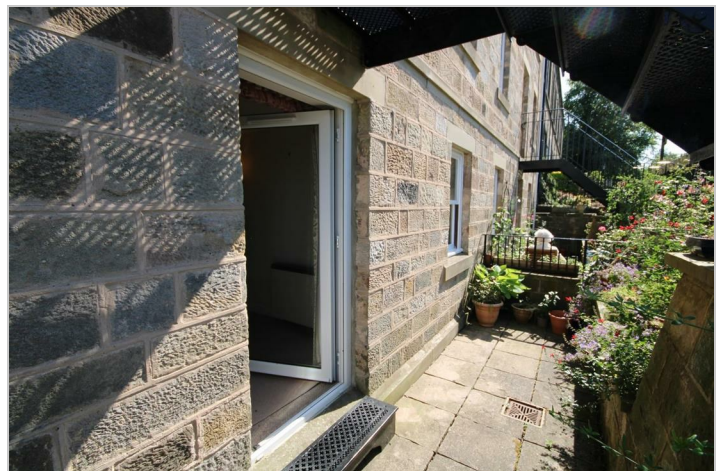
Council Tax Banding; D

NEW PRICE OFFERING EXCELLENT VALUE FOR MONEY! Offered to the market chain free, an attractive, purpose-built retirement ground floor apartment, exclusive to the over 55's with the rare benefit of a private terrace and Stray views. Situated in a highly desirable location within Church Square, surrounded by the Stray and within a short walk to Harrogate town centre and excellent bus routes close by.

The well-presented accommodation comprises: Communal entrance hall with access to the ground level apartment. Entrance opens into a vestibule and into the spacious hallway with good storage cupboards and doors to; the large lounge/ dining room with door to the private patio terrace, two double bedrooms, one with a modern en-suite shower room, modern fitted kitchen with a dishwasher and fridge freezer and the house bathroom.

The attractive communal gardens can be found at the centre of the development. There are also various high quality communal areas with facilities available to the residents. This apartment also benefits from secure underground private parking and off-street parking for visitors. Viewing come highly recommended.

- OFFERED TO THE MARKET CHAIN FREE
- NEW PRICE INCENTIVE, OFFERS EXCELLENT VALUE FOR MONEY
  - Exclusive retirement complex
  - Two double bedroom garden apartment
- House bathroom plus an en-suite shower room
  - Generous cupboard and storage space
  - Private under ground parking
- Private terrace with beautiful planted borders
- Communal lounges and gardens
- Resident facilities including utility room and visitor parking



## Road Map



## Hybrid Map

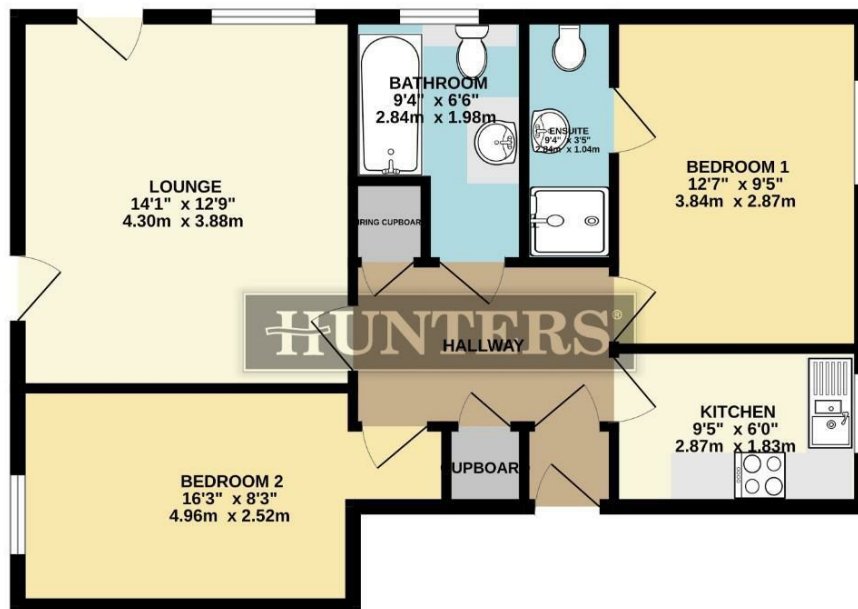


## Terrain Map



## Floor Plan

GROUND FLOOR  
644 sq.ft. (59.9 sq.m.) approx.



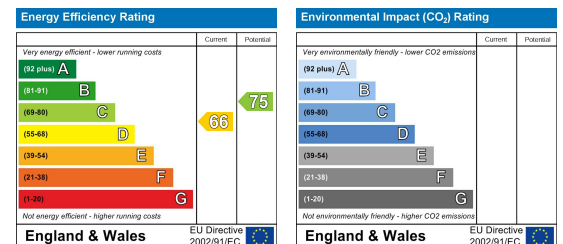
TOTAL FLOOR AREA - 644 sq.ft. (59.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.