

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Royal Stables, Woodfield Drive

Harrogate, HG1 4LR

Council Tax: A

Offers Over £60,000



# 14 Royal Stables Woodfield Drive

Harrogate, HG1 4LR

Offers Over £60,000



## Private Hallway

Storage room, loft access, doors to:

## Lounge / Dining Room

18'1" x 10'11" (5.53 x 3.34)

Double glazed windows to front and back, storage heater.

## Kitchen

9'7" x 6'4" (2.93 x 1.94)

Wall and base units with working surfaces over with inset sink unit and mixer tap, plumbing and space for washing machine, space for fridge, double glazed window.

## Bedroom

12'5" x 8'9" (3.80 x 2.69)

Double glazed window, fitted wardrobe.

## Shower Room

White suite comprising shower unit, low level WC, pedestal wash hand basin, part tiled walls, electric heater.

## EPC

Environmental impact as this property produces 4.3 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 63 years - new 140 years will be added to the lease on completion.

Shared Ownership 50% of share, amount of rent on remaining share: Rent £142.71 and £47.87 service charge.

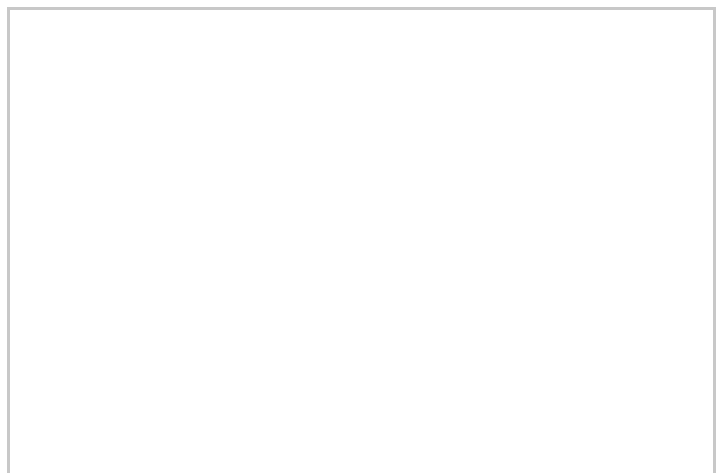
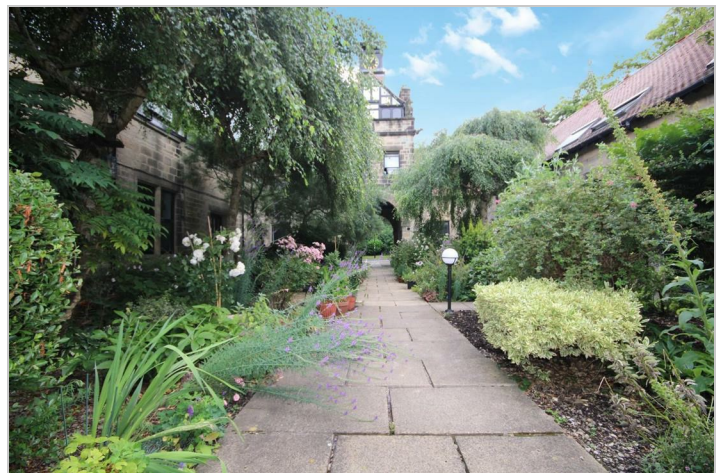
Council Tax Banding; A

OFFERED TO THE MARKET CHAIN FREE. This one bedroom ground floor apartment is offered for sale with 50% Shared Ownership. Royal Stables is an elegant converted listed building dating back to 1890, ideally located close to excellent local amenities and excellent bus routes.

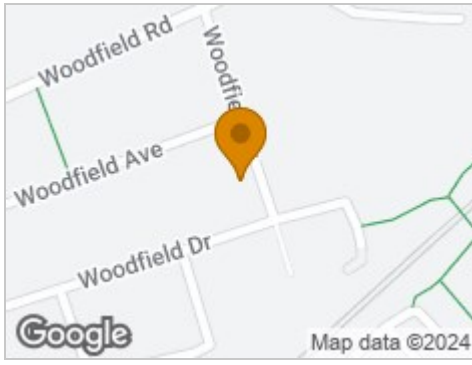
With potential to extend, the accommodation briefly comprises: Communal covered entrance vestibule, private entrance hall with a generous storage cupboard, loft access and doors to: lounge/dining room, kitchen, a double bedroom with fitted wardrobes, and shower room.

Royal Stables is set within communal gardens with various seating areas, mature trees and shrubs, a residents car park and communal laundry room. Please enquire for more details on part ownership scheme and to book a viewing.

- Offered to the market chain free
  - 50% Shared Ownership
- Generous proportions with potential to extend into the loft space subject to correct planning consent
  - Lounge with space for a dining table
    - Double bedroom
  - Access to communal gardens
    - Communal laundry facilities
      - Residents parking
  - Viewing highly recommended



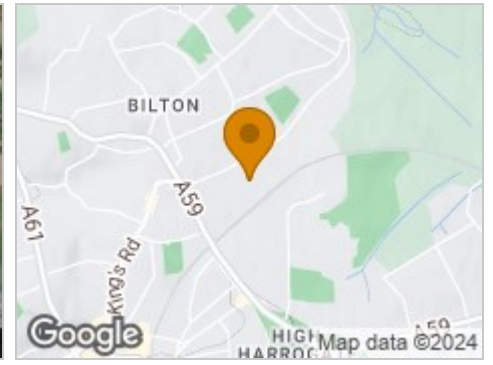
## Road Map



## Hybrid Map

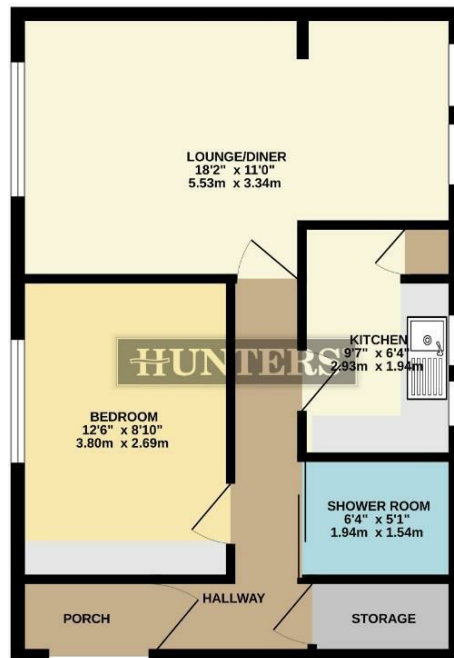


## Terrain Map



## Floor Plan

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



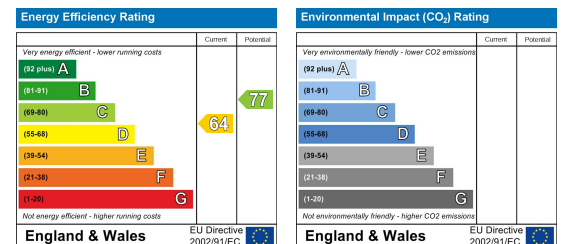
TOTAL FLOOR AREA: 482 sq.ft. (44.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 appliance prices 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.