

HUNTERS[®]

HERE TO GET *you* THERE



Coppice Beck Court

Harrogate, HG1 2LB

Council Tax: B

Offers Over £170,000



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Communal Entrance Hall

Access via secure glazed door, stairs to upper floor, door to:

Entrance Hall

Storage cupboard, doors to:

Lounge Dining Room

12'7" x 15'1" (3.84 x 4.61)

UPVC double glazed windows to side and rear elevations, radiator, TV point, fire place, space for dining table.

Kitchen

7'6" x 11'3" (2.29 x 3.44)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset four ring electric hob with extractor hood over and electric oven under, plumbing and space for washing machine, space for tall fridge/freezer, breakfast bar, storage cupboard, radiator, UPVC double glazed window to side elevation.

Bedroom One

12'5" x 12'7" (3.78 x 3.84)

UPVC double glazed window to side elevation, radiator.

Bedroom Two

7'1" x 7'1" (2.17 x 2.16)

UPVC double glazed window to side elevation, radiator.

Shower Room

Modern white suite comprising corner shower cubicle with glazed screen and shower over, low level WC, pedestal wash hand basin, tiled walls.

Garage

With up and over door.

EPC

Environmental impact as this property produces 2.3 tonnes of CO₂.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 952 Years

Leasehold Annual Service Charge Amount
£1300.00

Annual ground rent: £20.00

Council Tax Banding; B

IDEAL FOR INVESTORS & FIRST TIME BUYERS. An attractive two-bedroom ground floor apartment, presented to a high standard and situated in this highly sought-after town centre location.

Offering generous living space throughout and with gas fired central heating and double glazing, the accommodation comprises: Communal hallway, private hallway, lounge/diner, modern breakfast kitchen, two bedrooms and a modern shower room.

To the outside are attractive communal gardens along with garage and ample residents and visitor parking. An early viewing comes highly recommended.

- **IDEAL FOR INVESTORS & FIRST TIME BUYERS**

- Amazing presentation
- Modern breakfast kitchen
- Modern shower room
- Ground floor apartment
- Attractive communal gardens
- Garage & ample residents & visitor parking
- Town centre location



Road Map



Hybrid Map

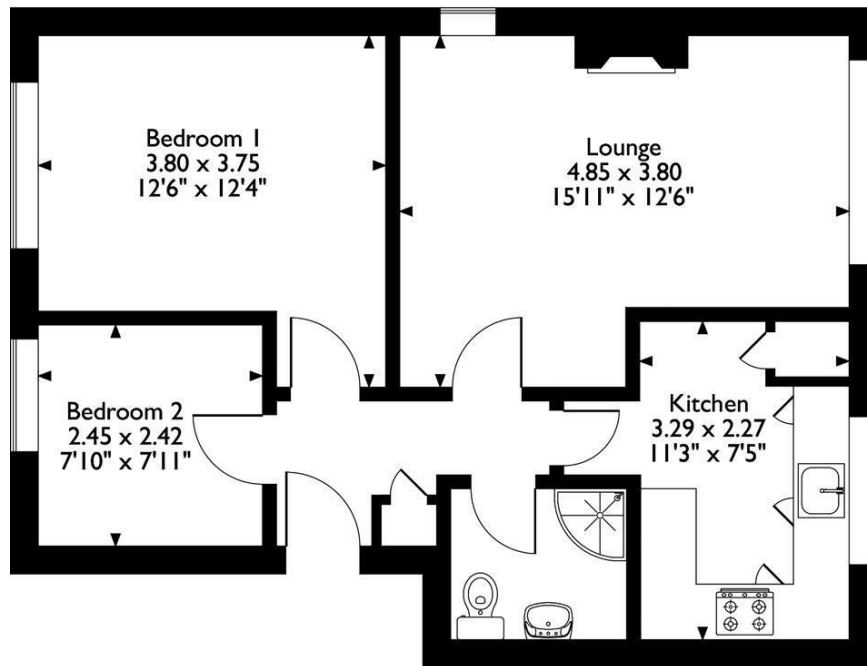


Terrain Map



Floor Plan

9 Coppice Beck Court, Harrogate,
North Yorkshire
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



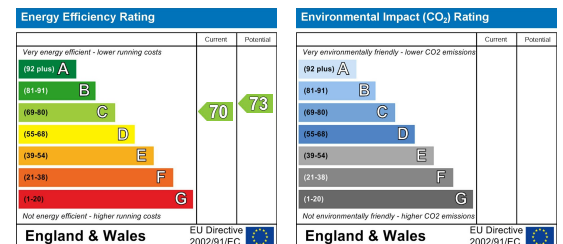
Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.