

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

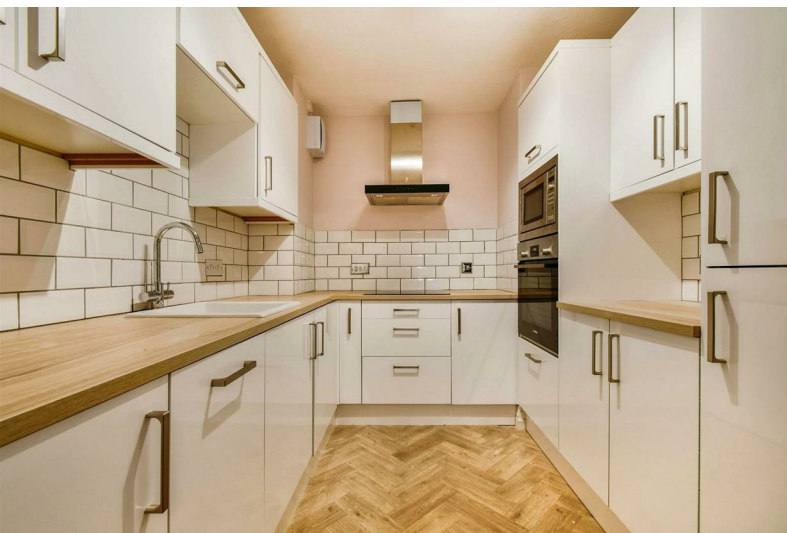


## Glebe Road

Harrogate, HG2 0LG

Council Tax: A

**Guide Price £110,000**



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## Communal Entrance

Access via secure communal entrance door with seating areas and hallways with lift giving access to all floors.

## Private Entrance Hallway

Access via a wooden entrance door, electric radiator, fitted storage cupboards, intercom, emergency call unit with cord, doors to:

## Lounge / Dining Room

18'0" x 11'1" (5.50 x 3.40)

UPVC double glazed bay window with shutters to front elevation, electric fire place, electric radiator, TV point, emergency pull cord, through to:

## Kitchen

8'10" x 7'9" (2.70 x 2.38)

Modern range of wall and base units with working surfaces over with inset sink unit and mixer tap, inset ceramic hob with extractor hood over, built in oven and microwave, integrated dishwasher and fridge/freezer, part tiled walls.

## Bedroom

15'5" x 8'2" (4.72 x 2.49)

UPVC double glazed window with shutters, electric radiator, fitted wardrobe, emergency pull cord.

## Bathroom

Quality modern white suite comprising easy bathe bath with electric shower over and glazed screen, low level WC, pedestal wash hand basin, electric towel rail, tiled walls.

## Outside

Residents parking and communal gardens.

## EPC

Environmental impact as this property produces 1.9 tonnes of CO2.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 89 Years

Leasehold Annual Service Charge Amount  
£1680.00

Council Tax Banding; A



OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb one double bedroom first floor apartment for the 'over 55's', with secure entry, communal seating areas and lift to all floors. The property forms part of this purpose built development located just off Cold Bath Road, close to the local wide ranging amenities on offer and only a short distance from the town centre.

The accommodation has undergone a recent programme of refurbishment to include, slim line electric radiators, consumer unit, pressurised water cylinder and comprises: Private entrance door, hallway, open plan lounge diner opening to a modern re-fitted kitchen with integrated appliances, double bedroom with fitted wardrobe and modern bathroom with walk-in bath and shower over.

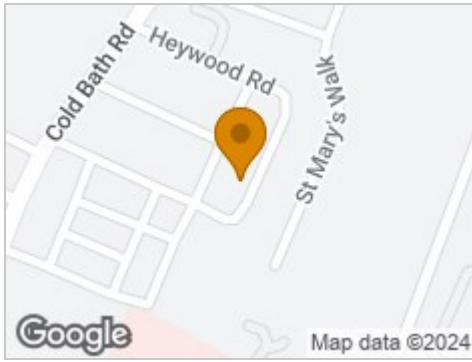
To the outside there is ample residents parking to the front on a first come first served basis and attractive communal gardens.

- NO CHAIN

- Refurbished to a high standard
- Re-fitted kitchen with integrated appliances
  - Slim line electric radiators
- Double bedroom with fitted wardrobes
- Attractive communal gardens & residents parking
  - Communal seating areas & lift to all floors
- Modern bathroom with walk-in bath & shower over
  - Close to local amenities on Cold Bath Road
  - Early viewing highly recommended



## Road Map



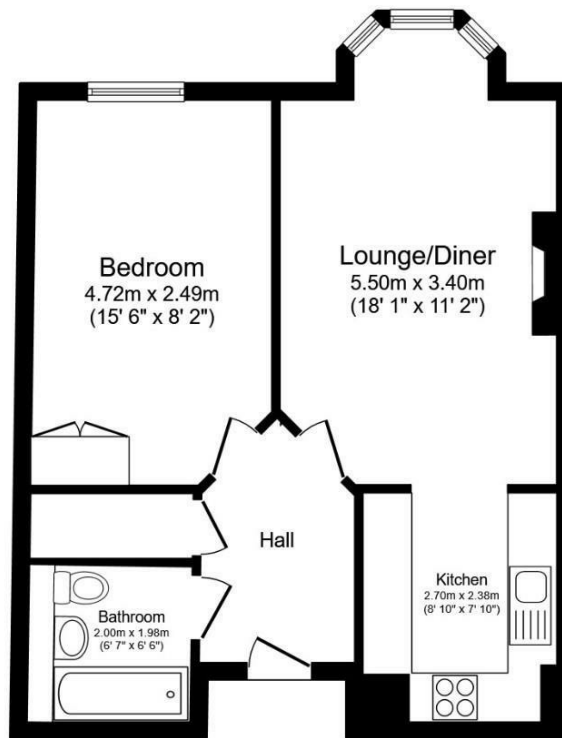
## Hybrid Map



## Terrain Map



## Floor Plan



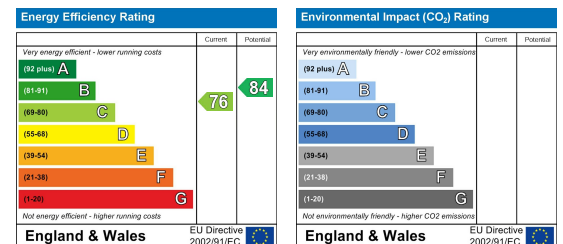
Total floor area 49.1 sq.m. (528 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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.