

HUNTERS®

HERE TO GET *you* THERE

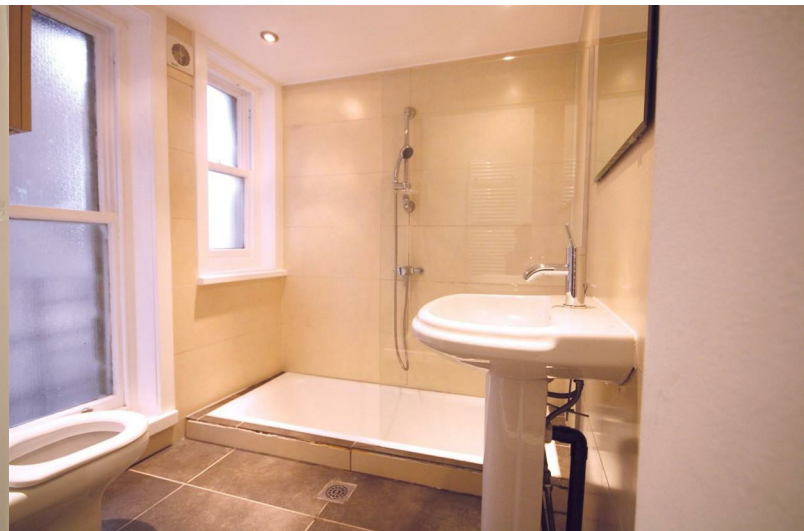


Heywood Road

Harrogate, HG2 0LU

Council Tax: A

Asking Price £150,000



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Lounge

15'5" x 12'6" (4.71 x 3.83)

Sash windows, under floor heating, TV point, door to:

Inner Hallway

Utility cupboard with plumbing and space for washing machine, doors to:

Kitchen

9'1" x 5'4" (2.78 x 1.64)

Wall and base units with working surfaces over with inset sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, under counter fridge freezer.

Bedroom

13'6" x 12'2" (4.14 x 3.73)

Sash bay window, fitted wardrobes, storage cupboard, under floor heating.

Bathroom

White suite comprising walk-in shower unit with mains shower over, low level WC, pedestal wash hand basin, heated towel rail, inset ceiling spot lights.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 951 Years

Leasehold Annual Service Charge Amount: Ad hoc

Leasehold Ground Rent:

£143.62 buildings insurance per year

£10 per year ground rent

£30.60 communal electricity per year

Council Tax Banding; A

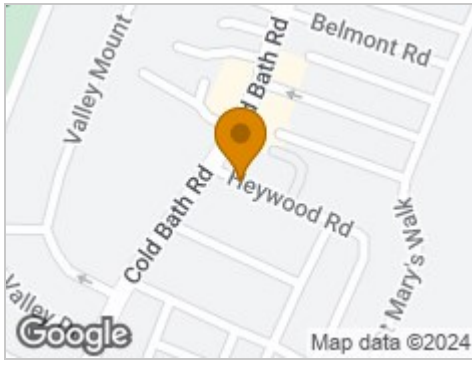
OFFERED TO THE MARKET CHAIN FREE. A superb one bedroom apartment in a Victorian conversion now available, ideal for first time buyers and investors. Located just off the popular Cold Bath Road ideally placed with the stunning cafes and restaurants, and on the doorstep of Harrogate Town Centre's amenities and transport links.

Benefitting from a long lease and with long term rentals permitted, the property briefly comprises; Communal entrance hallway with stairs rising to the first floor entrance door into a shared lobby. Access into the apartment into the dual aspect lounge, large enough to accommodate a dining table. The internal hallway provides doors to the kitchen, generous bedroom with built in storage and bathroom with sunken bathtub and overhead shower.

Parking is available on-street with permit parking or disc zone with further parking available on Cold bath road itself. A viewing is highly recommended to appreciate the benefits of the location and spacious accommodation on offer.

- OFFERED TO THE MARKET CHAIN FREE
 - One bedroom apartment
 - Long lease available
 - Under floor heating
 - Ideal for first time buyers and investors
 - Fantastic location in the heart of Harrogate
- Spacious lounge with room for a dining table
 - Long term rental permitted with potential £800-£825pcm
 - Free mortgage advice available

Road Map



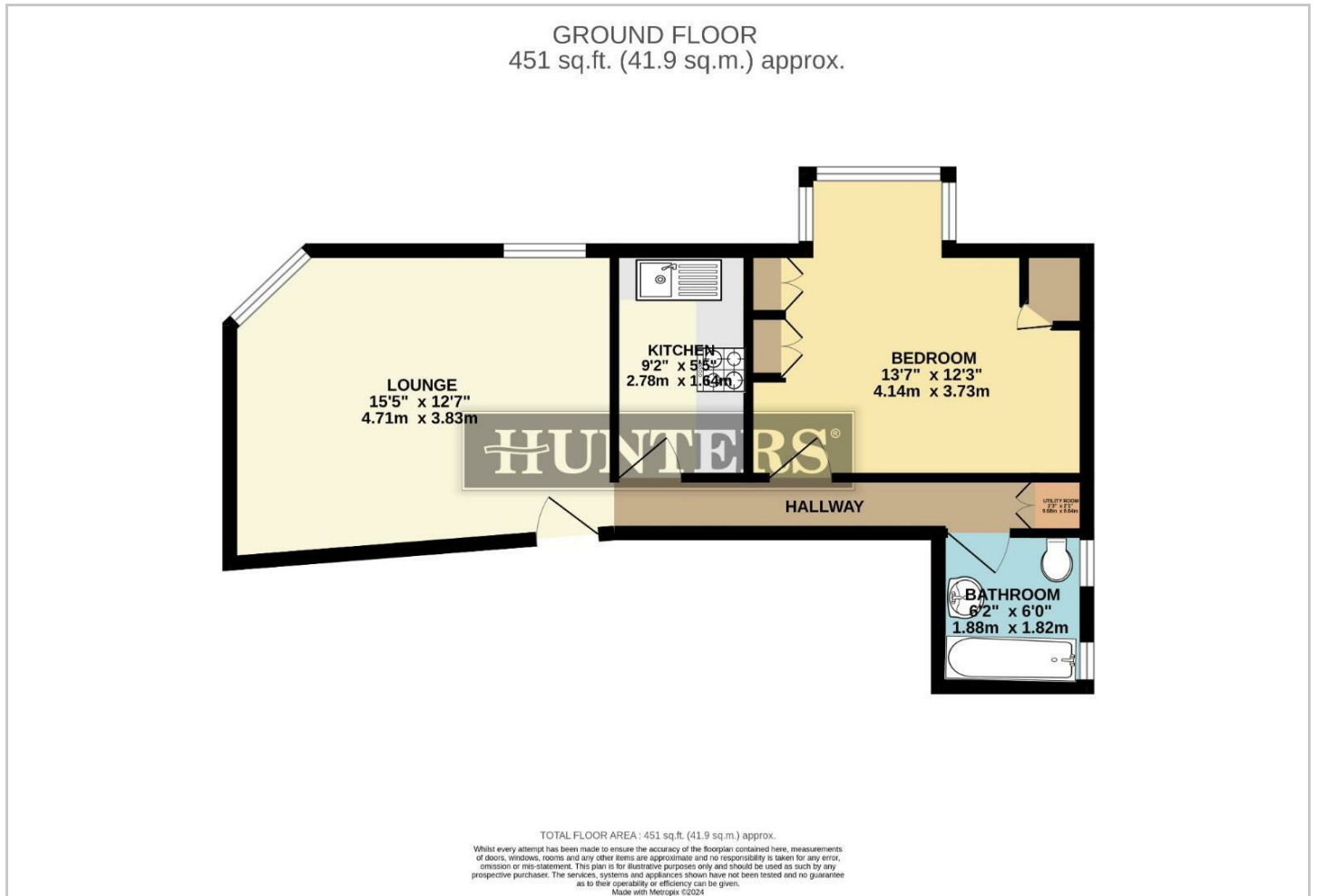
Hybrid Map



Terrain Map



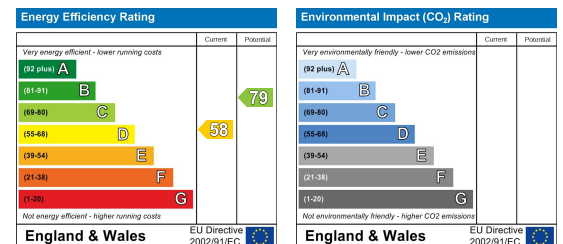
Floor Plan



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.