

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Oak Tree Lodge, Harlow Manor Park

Harrogate, HG2 0QH

Council Tax: D

Guide Price £140,000



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## Communal Entrance

Access via secure entrance door, stairs to upper floors.

## Entrance Hall

Large storage cupboard, doors to:

## Lounge

15'1" x 10'9" (4.62 x 3.29)

Double glazed window, electric heater, TV point, fire place. Through to:

## Kitchen

10'10" x 5'10" (3.32 x 1.78)

Range of wall and base units with working surfaces over with inset sink unit, inset electric hob with extractor hood over and built-in electric oven, washing machine and slimline dishwasher, space for under counter fridge and freezer, part tiled walls, double glazed window.

## Bedroom One

15'1" x 9'7" (4.62 x 2.93)

Double glazed window, electric heater, fitted wardrobes with mirrored sliding doors.

## Bedroom Two

11'1" x 6'11" (3.39 x 2.11)

Double glazed window, electric heater, fitted cupboard.

## Bathroom

Suite comprising panel bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled walls.

## EPC

Environmental impact as this property produces 2.4 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 117 Years

Leasehold Annual Service Charge Amount  
£2160.00

Leasehold Ground Rent Amount: £150.00

Council Tax Banding; D

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase a spacious two bedroom first floor retirement apartment, forming part of this select development for the over 55's, situated just off Cold Bath Road with the wide ranging amenities close by to include Sainsbury's Local, pharmacy and coffee shops.

With secure communal entry system, lift and stairs to all floors, the accommodation comprises: Private hallway with large storage cupboard, open plan lounge/diner opening to the kitchen area, two bedrooms both with fitted wardrobes and bathroom.

To the outside, are attractive communal gardens and ample residents/visitor parking.

- NO ONWARD CHAIN
- Select development for the over 55's
  - Super first floor apartment
  - Communal lift & stairs to all floors
- Attractive communal gardens & residents lounge
  - Ample residents/visitor parking
- Two bedrooms both with fitted wardrobes
  - Open plan lounge/diner
- Located just off Cold Bath Road
- Close to wide ranging local amenities



## Road Map



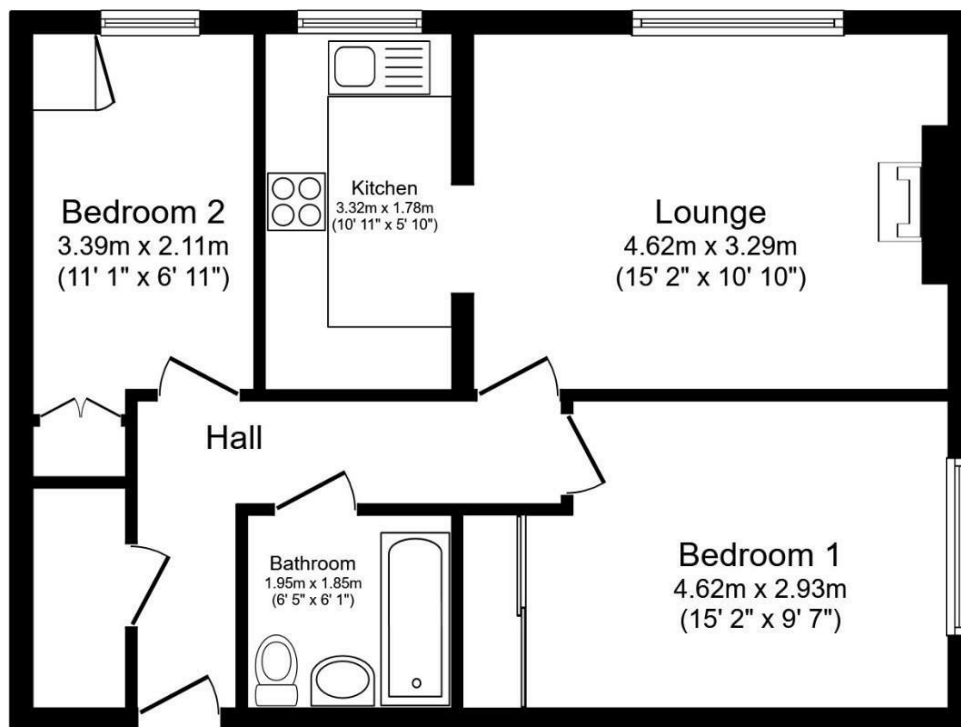
## Hybrid Map



## Terrain Map



## Floor Plan



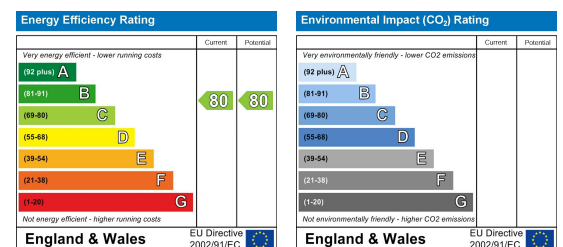
Total floor area 55.9 m<sup>2</sup> (602 sq.ft.) approx

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.