

HUNTERS®

HERE TO GET *you* THERE



Cheltenham Mount

Harrogate, HG1 1DP

Council Tax: A

Guide Price £125,000



2A Cheltenham Mount

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Communal Entrance

Access through secure entrance door with intercom system, Stairs to first floor landing.

Entrance Hallway

Electric radiator, storage cupboard, doors to:

Open Plan Kitchen Living

17'8" x 14'9" (5.4 x 4.5)

Double glazed window to front elevation, wall and base units under work surfaces, inset electric hob with extractor over and electric oven, plumbing and space for washing machine, inset stainless steel sink and drainer. TV point, electric radiator, double doors to:

Study

9'10" x 8'6" (3 x 2.6)

Storage cupboard housing water cylinder, electric radiator.

Bedroom

11'1" x 8'2" (3.4 x 2.5)

Double glazed window to front elevation, electric radiator.

Bathroom

White suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment, tiled splashbacks, heated towel rail, inset ceiling spotlights, extractor fan.

EPC

Environmental impact as this property produces 2.7 tonnes of CO₂.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 989 Years

Leasehold Annual Service Charge Amount £1,466.64

Annual Ground Rent: £200.00

Council Tax Banding; A

IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS. A modern first floor apartment, situated within the heart of Harrogate town. This perfectly located property is within a short distance to the town centre, with restaurants, train station and local amenities close by.

The accommodation comprises a communal entrance area with entry-phone system, private entrance hall, modern open plan living room and kitchen area with integrated electric oven, four ring electric hob and washing machine, separate room off the lounge, spacious double bedroom and a modern fitted bathroom.

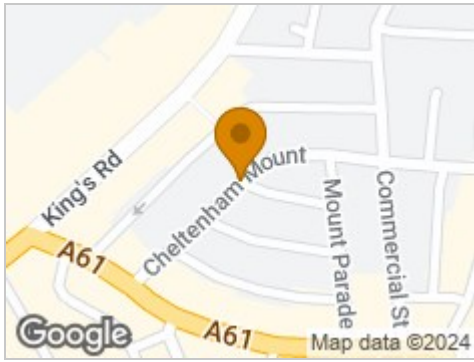
An internal inspection is strongly recommended in order to appreciate the size of this one bedroom apartment. Ideal rental investment or first time buyer opportunity.

- IDEAL FOR FIRST TIME BUYERS AND BUY TO LET INVESTORS

- Modern kitchen
- Open plan kitchen and lounge
 - Separate room
 - Modern bathroom
- Town centre location
- Short walk to train station
- Secure entry/ Intercom access
 - Ideal investment opportunity
- Early viewing highly recommended



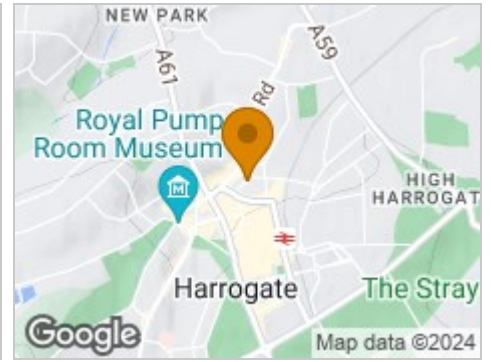
Road Map



Hybrid Map

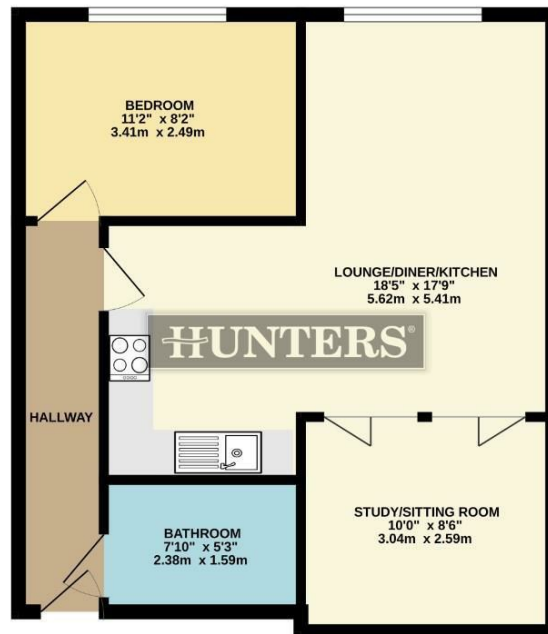


Terrain Map



Floor Plan

GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



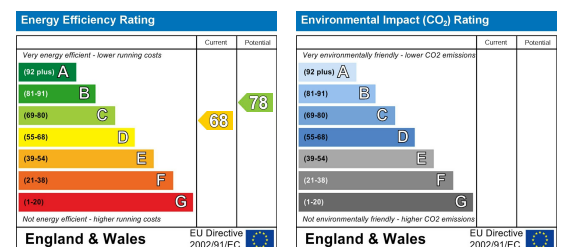
TOTAL FLOOR AREA - 504 sq ft. (46.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, systems and appliances shown 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.