

HUNTERS®

HERE TO GET *you* THERE



Toffee Works, Swan Road

Harrogate, HG1 2SA

Council Tax: C

Guide Price £275,000



Swan Road

Harrogate, HG1 2SA

Guide Price £275,000



Private Entrance Hall

Electric radiator, two storage cupboards, doors to:

Kitchen

11'2" x 9'5" (3.42 x 2.89)

Wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor over and electric oven under, integrated dishwasher, washing machine and fridge freezer, opens to:

Living Dining Room

18'8" x 15'8" (5.71 x 4.80)

Two Velux windows, double glazed window, TV point, two electric radiators.

Bedroom One

13'8" x 9'8" (4.19 x 2.97)

Double glazed window, Velux window, electric radiator, door to:

Ensuite

Modern white suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, tiled walls and floor.

Bedroom Two

11'11" x 9'3" (3.65 x 2.82)

Double glazed window, electric radiator.

Bathroom

Quality modern white suite comprising panel bath, shower cubicle with mains shower over

and glazed screen, low level WC, pedestal wash hand basin, tiled floor and walls, heated towel rail.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 120 Years Remaining

Leasehold Annual Service Charge Amount £ 1778.00

Leasehold Ground Rent: £200.00 PA

Council Tax Banding; Potentially C

EPC

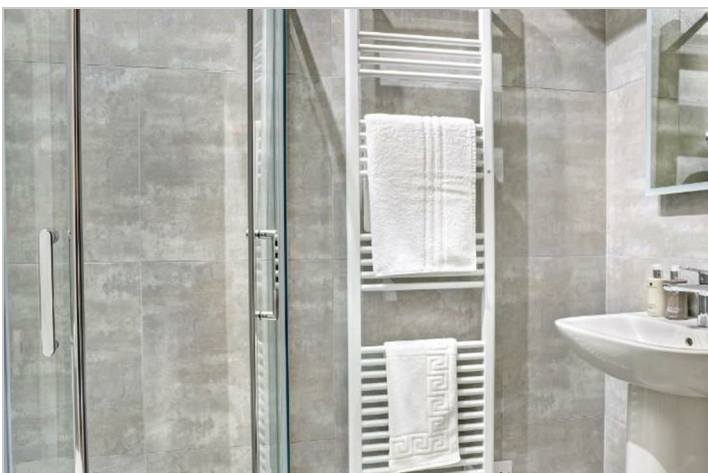
Environmental impact as this property produces 3.2 tonnes of CO2.

OFFERED FOR SALE WITH NO ONWARD CHAIN. Set in the heart of the exclusive Montpellier Quarter area of Harrogate and ideally located opposite the famous Valley Gardens is this stunning, characterful two bedroom apartment. Ideal for both private buyers or investors, either as a buy to let or holiday let.

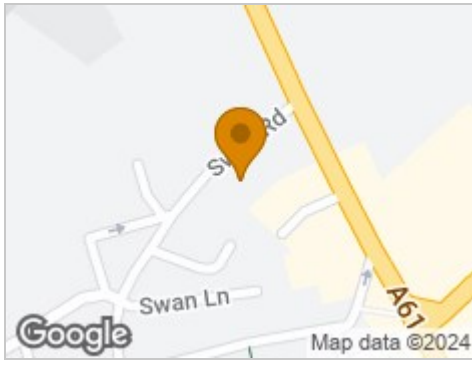
Stylishly presented throughout, the accommodation briefly comprises: Communal hallway with secure entry door and stairs to all floors, private hallway, lounge open to a modern kitchen and dining area, two generous bedrooms, one with a modern en-suite shower room and main luxury bathroom.

A residents parking permit is available on application. We strongly recommend an early viewing to fully appreciate the location and accommodation on offer.

- NO ONWARD CHAIN
- Ideal for investors & private buyers
 - Two generous bedrooms
 - Sought after town centre location
- Luxury bathroom with separate shower cubicle
- Main bedroom with modern en suite
 - Superb open plan living space
 - Well presented throughout
- Wide ranging amenities & the Valley Gardens on the doorstep
 - Viewing highly recommended



Road Map



Hybrid Map

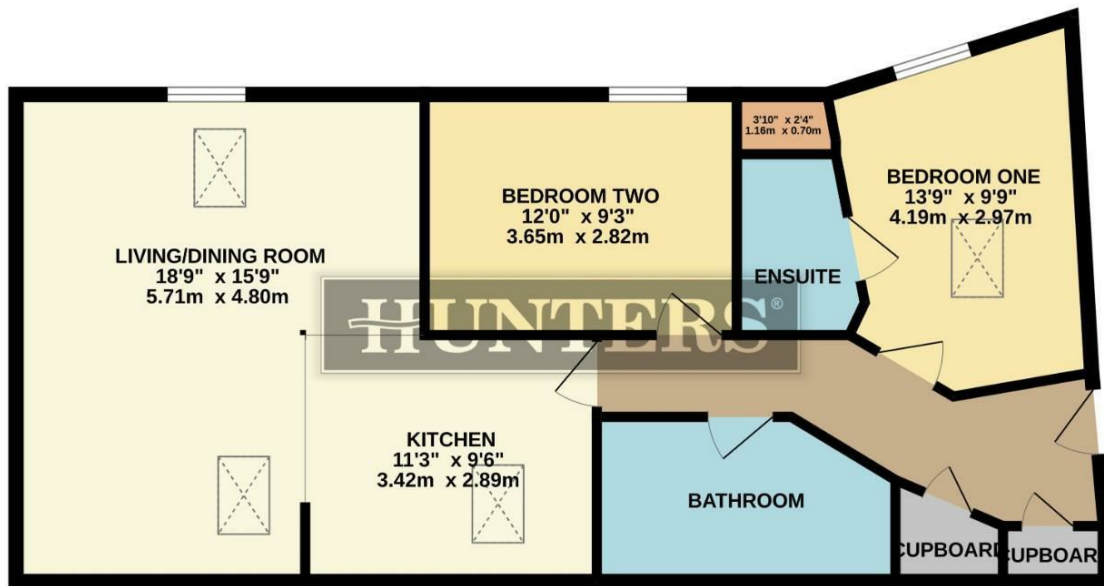


Terrain Map



Floor Plan

SECOND FLOOR

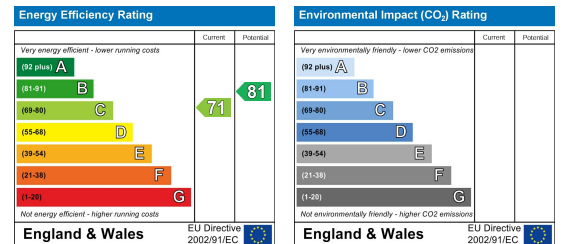


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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