

HUNTERS[®]

HERE TO GET *you* THERE



Montpellier Parade

Harrogate, HG1 2TJ

Council Tax: D

Guide Price £189,950



Montpellier Parade

Harrogate, HG1 2TJ

Guide Price £189,950



Private Entrance Hall

Access via wooden entrance door, intercom system, stairs to upper floor, door to:

Kitchen Dining Room

17'2" x 9'8" (5.25 x 2.95)

Wall and base units with working surfaces over with inset circular sink and drainer with mixer tap, inset gas hob with extractor hood over and electric oven under, integrated washing machine and fridge freezer, plumbing and space for dishwasher. Window to side elevation, space for dining table. inset ceiling spot lights, radiator.

Lounge

19'0" x 14'11" (5.81 x 4.55)

Windows to rear and side elevations, two radiators, TV point, laminate flooring.

Shower Room

White suite comprising corner shower unit with mains shower over and glazed screens, low level WC, pedestal wash hand basin. inset ceiling spot lights, chrome heated towel rail, window to side elevation.

Upper Floor Landing

Storage cupboard, window to side elevation, doors to:

Bedroom One

13'4" x 10'7" (4.07 x 3.24)

Velux window, radiator, eaves storage.

Bedroom Two

10'2" x 6'6" (3.10 x 2.00)

Velux window, radiator, eaves storage.

EPC

Environmental impact as this property produces 3.6 tonnes of CO₂.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 100 Years

Leasehold Annual Service Charge Amount £ 3100.00

Council Tax Banding; D

OFFERED TO THE MARKET CHAIN FREE. A super opportunity to purchase a modern, two bedroom duplex apartment, situated in the heart of Harrogate town centre, adjacent to the Harrogate Stray. With the plethora of restaurants and stores on your doorstep, you are also within a short walk to Betty's Tearooms and Harrogate train station for the simplest commute.

With spacious accommodation the property briefly comprises: Entrance via the communal hallway and stairs to the first floor. On the first floor, doors to the kitchen/ dining room, modern shower room and spacious lounge. Stairs rise to the second floor landing with doors to two double bedroom both benefitting from built in wardrobes, and a further modern shower room.

Parking is on-street with a parking permit available from North Yorkshire Council. Ideal for first time buyers, those wishing to downsize or investors with long and short term lets permitted. Call Hunters Harrogate to arrange a viewing.

- OFFERED TO THE MARKET CHAIN FREE
- Ideal central Harrogate location adjoining the Stray
 - Two double bedrooms
 - Two modern bathrooms
 - Well appointed kitchen
- Spacious throughout with ample storage
 - Ideal investment or first time buy
 - Permit parking available
 - Call to book a viewing
- Free mortgage advice available



Road Map



Hybrid Map

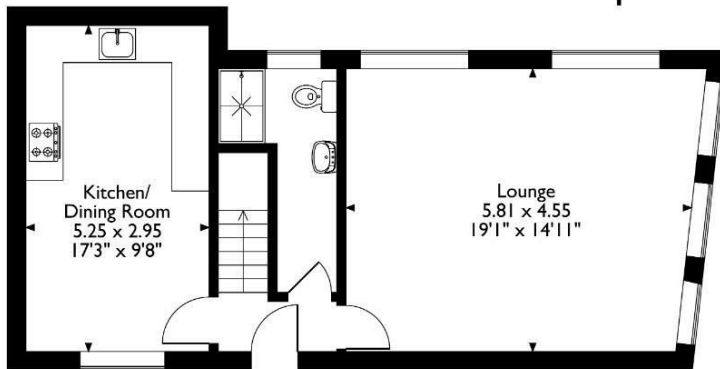


Terrain Map

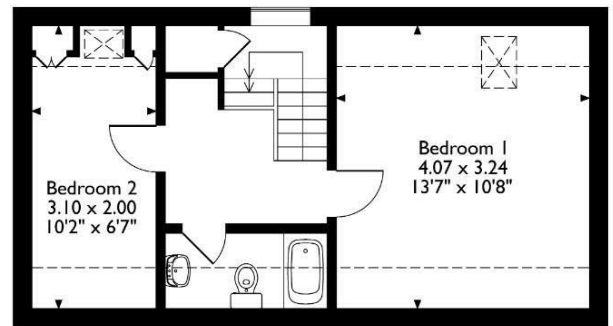


Floor Plan

Flat A, 8-12 Montpellier Parade, Harrogate Approximate Gross Internal Area 82 Sq M/ 883 Sq Ft



First Floor



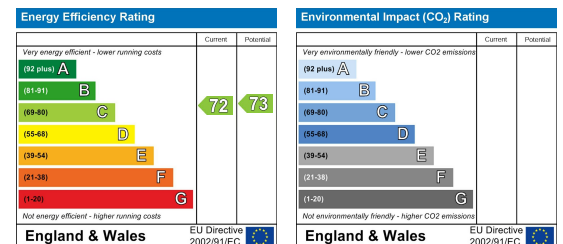
Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.