

# HUNTERS<sup>®</sup>

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## Parcevall Close

Beckwithshaw, Harrogate, HG3 1FX

Council Tax: C

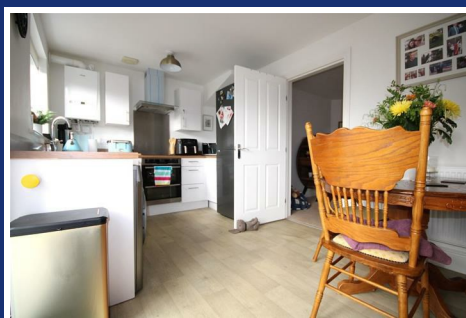
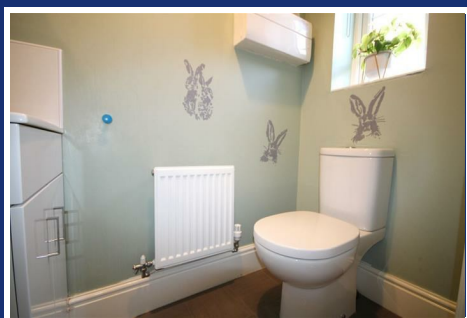
Asking Price £96,250



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## Entrance Hall

Access via composite entrance door, stairs to first floor, radiator, doors to:

## Lounge

12'5" x 11'10" (3.81 x 3.63)

UPVC double glazed window to front elevation, radiator, under stairs storage cupboard, TV point, door to:

## Kitchen Dining Room

15'5" x 8'11" (4.70 x 2.73)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor over and double oven under, plumbing and space for washing machine, space for tall fridge freezer, wall mounted boiler. Space for table, radiator, UPVC double glazed window to rear elevation, UPVC French doors to rear garden.

## WC

Low level WC, wash hand basin, radiator, UPVC double glazed window to front elevation.

## First Floor Landing

Storage cupboard, doors to:

## Bedroom One

15'5" x 8'3" (4.70 x 2.54)

UPVC double glazed windows to front elevation, radiator, storage cupboard.

## Bedroom Two

15'5" x 7'4" (4.70 x 2.25)

UPVC double glazed windows to rear elevation, radiator.

## Bathroom

Modern white suite comprising panel bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, chrome heated towel rail., extractor fan.

## Outside

Off street parking to the front of the property for two cars. To the rear is an enclosed garden laid mainly to lawn with patio seating area and fencing to perimeters.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 120 Years

Leasehold Annual Service Charge Amount £278.40

Shared Ownership 35% of share, amount of rent on remaining share £421.02 PCM

Council Tax Banding; C

## EPC

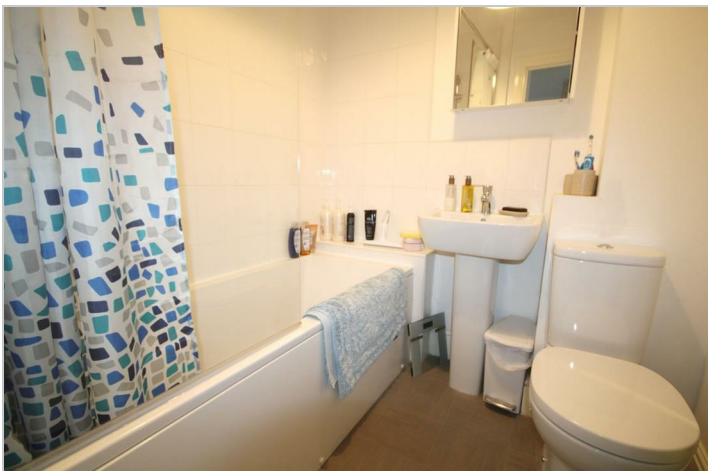
Environmental impact as this property produces 1.1 tonnes of CO<sub>2</sub>.

SHARED OWNERSHIP PROPERTY. A beautiful two-bedroom home built in 2019 by Charles Church developers, now available for sale through a shared ownership scheme. 35% ownership sold for £96,250 with the opportunity to purchase up to 80%. Located in a sought-after area off Otley Road with excellent road links, bus routes and well regarded schools close by.

This immaculately presented property briefly comprises: Entrance Hall with door to guest W.C., spacious lounge and open plan, modern kitchen/ dining space with French doors to the garden. Stairs rise to the first-floor landing with doors to the two double bedrooms and house bathroom.

Outside to the front, the property is located at the end of a cul-de-sac, benefitting from no through traffic with two off-street parking spaces and planted borders. To the rear, a private fenced garden mainly laid to lawn, a patio area for outdoor furniture and gate for rear access. Please call to view and check eligibility criteria.

- 35% SHARED OWNERSHIP PROPERTY £96,250
  - Sought after location off Otley Road
    - Immaculately presented
    - Open plan kitchen dining space
  - A number of years New Build Certificate still remaining
- Please enquire regarding eligibility criteria
  - Two bedroom mid terrace home
  - Modern throughout
  - Private garden
  - Free mortgage advice available



## Road Map



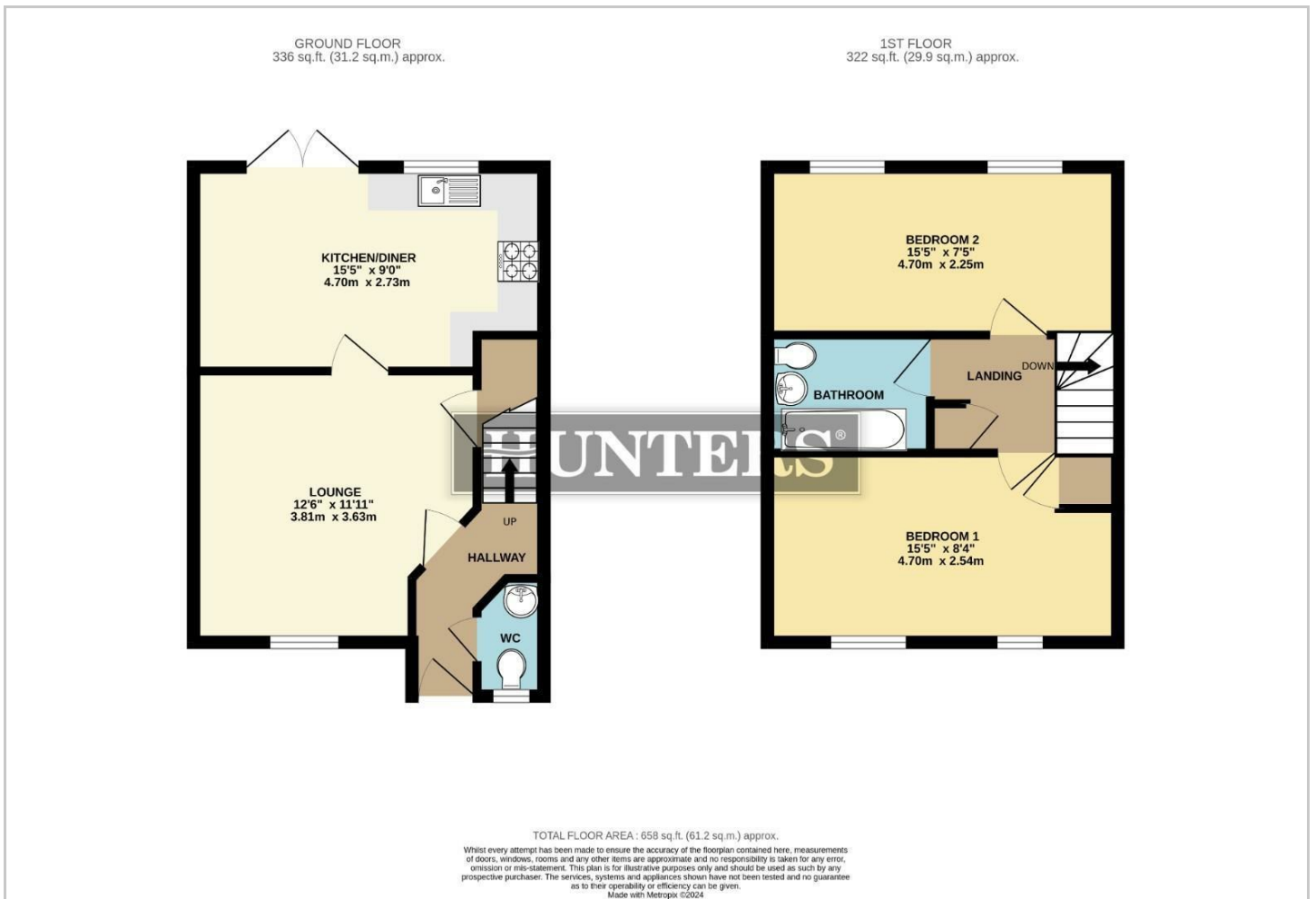
## Hybrid Map



## Terrain Map



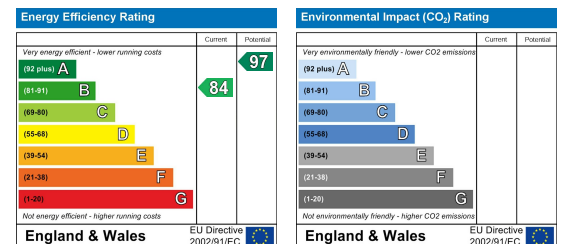
## Floor Plan



## 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.