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Langsett Grove

Harrogate, HG3 2FP

Council Tax: B

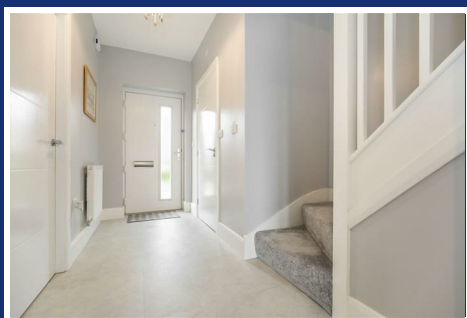
Guide Price £102,000



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Entrance Hall

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

Kitchen

11'9" x 6'6" (3.59 x 1.99)

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 hood over and electric oven under, plumbing and space for washing machine, space or tall fridge freezer, radiator, UPVC double glazed window to front elevation.

Lounge

15'4" x 14'7" (4.69 x 4.47)

UPVC double glazed windows and door to rear garden, TV point, two radiators, storage cupboard.

WC

Low level WC, pedestal wash hand basin, radiator.

First Floor Landing

UPVC double glazed window to side elevation, radiator, doors to:

Bedroom One

14'9" x 10'11" (4.50 x 3.34)

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

Bedroom Two

14'10" x 8'8" (4.53 x 2.65)

UPVC double glazed window to rear elevation, radiator.

Bathroom

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

Outside

To the rear of the property is an enclosed lawn garden with paved patio seating areas and fencing to perimeters.

EPC

Environmental impact as this property produces 1.3 tonnes of CO₂.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 121

Leasehold Annual Service Charge Amount £430.92

Shared Ownership 34% of share, amount of rent on remaining share £483.49 PCM

Council Tax Banding; B

Currently going through probate.

A super opportunity to purchase a SHARED OWNERSHIP home offered for sale with 34% share at £102,000. This two bedroom, semi detached home is under five years old and presented to an immaculate standard. Ideal for first time buyers, small families and downsizers alike. The property is located in a quiet development off Skipton Road with local amenities close by and bus routes into Harrogate town centre.

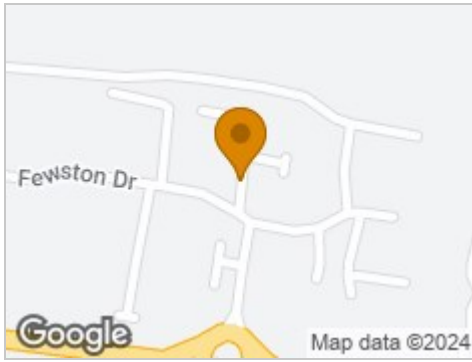
With UPVC double glazing throughout and gas central heating, the property briefly comprises: Entrance into the hallway with doors to the guest W.C, well-appointed kitchen and spacious lounge with under stairs storage cupboard. Stairs rise to the first floor landing providing access to the two double bedrooms - both benefitting from built-in storage, and door to the house bathroom.

To the outside, a pathway with planted flower beds either side, leading to the covered front door. To the rear a private lawned garden with fenced borders and patio area for outdoor seating or dining table. Parking is unrestricted on-street. Please call to discuss shared ownership criteria and arrange a viewing.

- 34% SHARED OWNERSHIP
- A number of years remaining on the NHBC
 - Spacious lounge
 - Modern bathroom
- Please call to discuss eligibility criteria and arrange a viewing
- Offered to the market chain free
- Immaculately presented throughout
 - Two double bedrooms
 - Private rear garden



Road Map



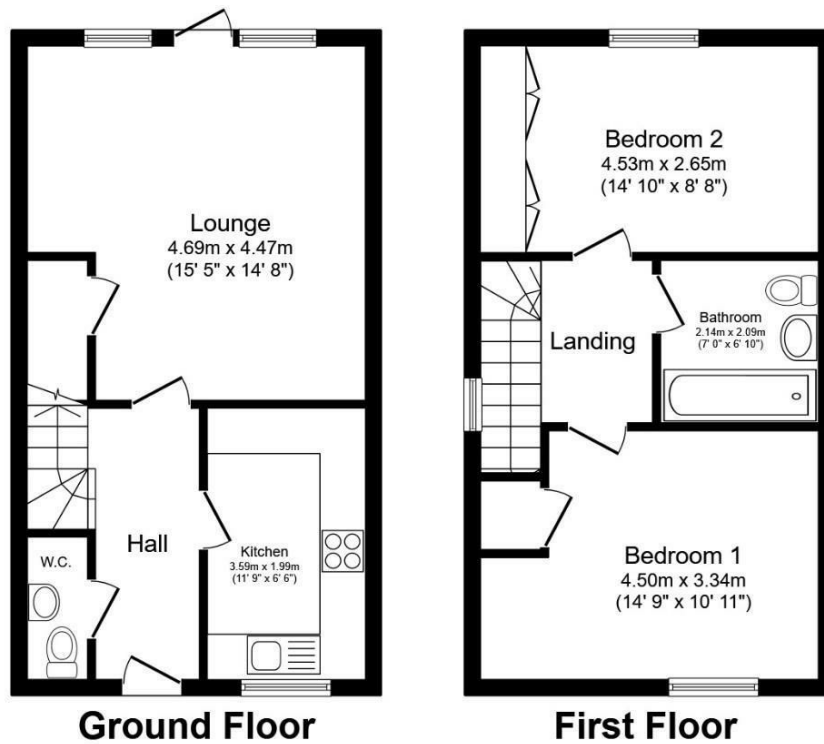
Hybrid Map



Terrain Map



Floor Plan



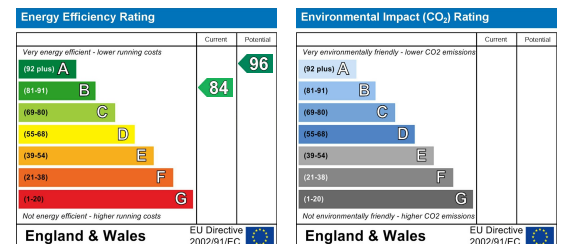
Total floor area 74.9 m² (807 sq.ft.) approx

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

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.