

# HUNTERS<sup>®</sup>

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## Richmond Court, Union Street

Harrogate, HG1 1BW

Council Tax: C

**Guide Price £190,000**

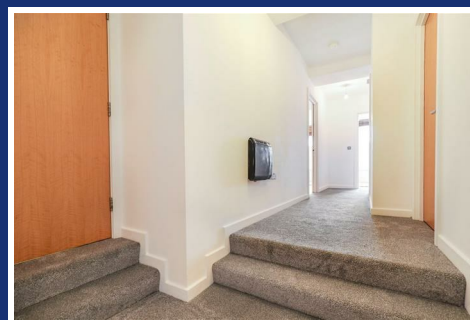




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## Entrance Hall

Electric radiator, utility cupboard housing water tank and with plumbing and space for washing machine, doors to:

## Kitchen Lounge

26'2" x 14'4" (7.99 x 4.38)

Range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, inset electric hob with extractor hood over and electric oven under, integrated dishwasher and fridge freezer, part tiled walls, inset ceiling spot lights. Two UPVC double glazed sash windows to front elevation, two electric radiators, TV point.

## Bedroom One

12'4" x 8'2" (3.76 x 2.51)

UPVC double glazed sash window to front elevation, electric radiator, door to walk-in wardrobe.

## Bedroom Two

10'6" x 9'0" (3.22 x 2.75)

UPVC double glazed sash window to rear elevation, electric radiator.

## Bathroom

White suite comprising panel bath with mains shower over and glazed screen, low level WC, pedestal wash hand basin, part tiled walls and tiled floor.

## EPC

Environmental impact as this property produces 2.0 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 981 Years

Leasehold Annual Service Charge Amount £ 798.00

Leasehold Ground Rent Amount, Uplift %, Rent Review Period;

Council Tax Banding; C

ATTENTION INVESTORS & FIRST TIME BUYERS. A spacious two bedroom first floor apartment forming part of this purpose built development, in a highly sought after location in the heart of the town with immediate access to the wide ranging town centre amenities to include, bars, restaurants, shops and the railway station.

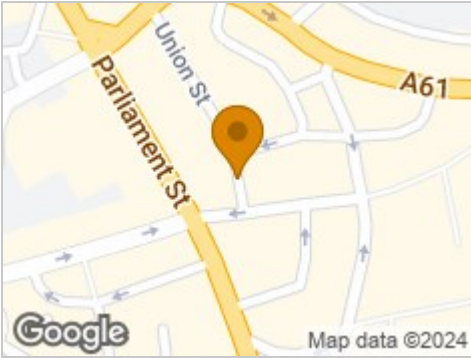
Offered for sale with no onward chain, the apartment is well presented throughout and comprises: Communal hallway accessed via secure entrance door and stairs leading to all floors, private split level entrance hallway with utility cupboard, open plan lounge/diner with wooden flooring and views over the roof tops, opening to a modern kitchen with integrated appliances, two bedrooms, bedroom one with large walk-in storage cupboard and modern bathroom.

To the outside, the property is approached via Union Street with communal pathway, seating area and bin store.

- NO ONWARD CHAIN
  - Attention investors & first time buyers
  - Modern development in the heart of the town centre
- Open plan living space with views over Parliament Street & beyond
  - Kitchen with integrated appliances
  - Secure communal entrance
  - Well presented throughout
- Split level hallway with utility cupboard
- Immediate access to the wide ranging town centre amenities



Road Map



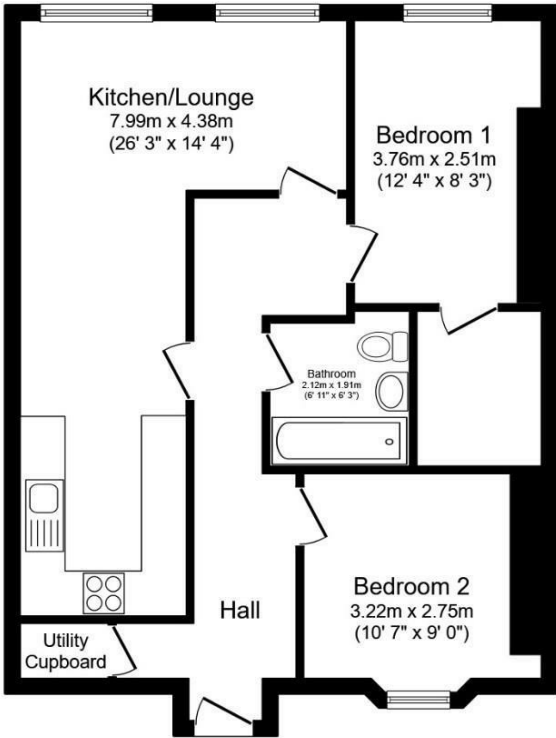
Hybrid Map



Terrain Map



Floor Plan



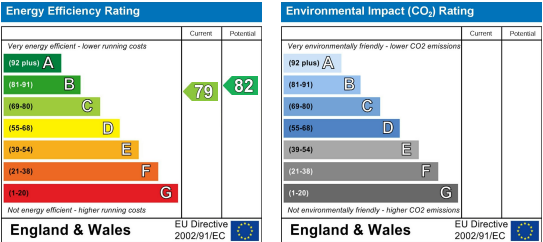
Total floor area 62.5 m<sup>2</sup> (673 sq.ft.) approx

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](http://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.