

HUNTERS[®]

HERE TO GET *you* THERE

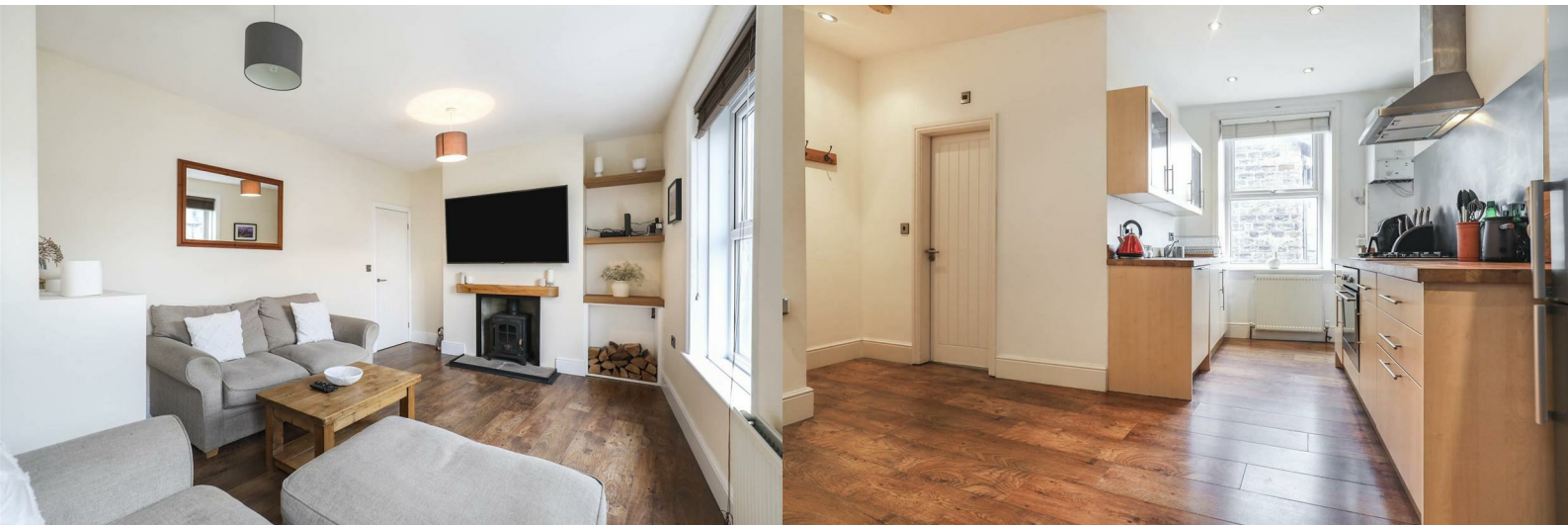


Kings Road

Harrogate, HG1 5HZ

Council Tax: A

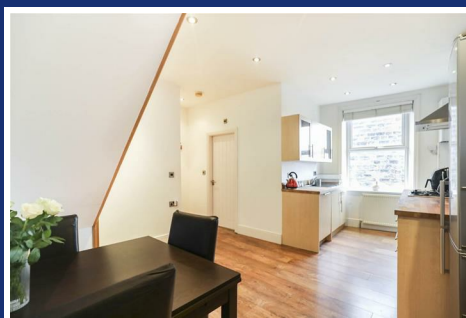
Guide Price £275,000



Kings Road

Harrogate, HG1 5HZ

Guide Price £275,000



Kitchen Dining Room

17'5" x 8'4" (5.31 x 2.55)

Range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, inset gas hob with extractor hood over and electric oven under, plumbing and space for washing machine, space for tall fridge freezer, wall mounted boiler, radiator. UPVC double glazed window, inset ceiling spot lights space for table, stairs to second floor, door to:

Bathroom

White suite comprising panel bath with shower over and glazed screen, low level WC, pedestal wash hand basin, chrome heated towel rail, UPVC double glazed window.

Lounge

16'11" x 12'1" (5.18 x 3.69)

Two UPVC double glazed windows, radiator, fire place with log burner, TV point,.

Second Floor Landing

Door to:

Bedroom One

12'11" x 11'11" (3.96 x 3.65)

UPVC double glazed window, radiator, door to:

Ensuite

Shower cubicle, low level WC, pedestal wash hand basin.

Bedroom Two

16'6" x 7'6" (5.03 x 2.30)

UPVC double glazed window, radiator, fitted wardrobe.

Bedroom Three

11'3" x 8'6" (3.45 x 2.60)

UPVC double glazed window, radiator.

EPC

Environmental impact as this property produces 2.8 tonnes of CO₂.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 988 Years

Leasehold Annual Service Charge Amount £ 150.00

Council Tax Banding; A

OFFERED TO THE MARKET CHAIN FREE. A super opportunity to purchase a modern, three bedroom duplex apartment, situated in the sought after Kings Road area. Close to the shops and a short walk into Harrogate town centre.

With spacious accommodation the property briefly comprises: Entrance via private entrance leading to stairs to the first floor. On the first floor, kitchen / dining room, modern bathroom, lounge with log burner. Stairs rise to the second floor landing with three double bedrooms, main bedroom benefitting from an en-suite shower room.

To the front is a private parking space. 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.

- NO ONWARD CHAIN
- Sought after location
 - Duplex apartment
- Three double bedrooms
 - Log burner
 - Private entrance
 - Parking space
- Ideal buy to let / investment
- Early viewing highly recommended



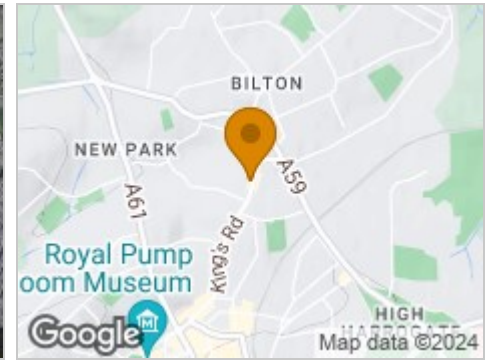
Road Map



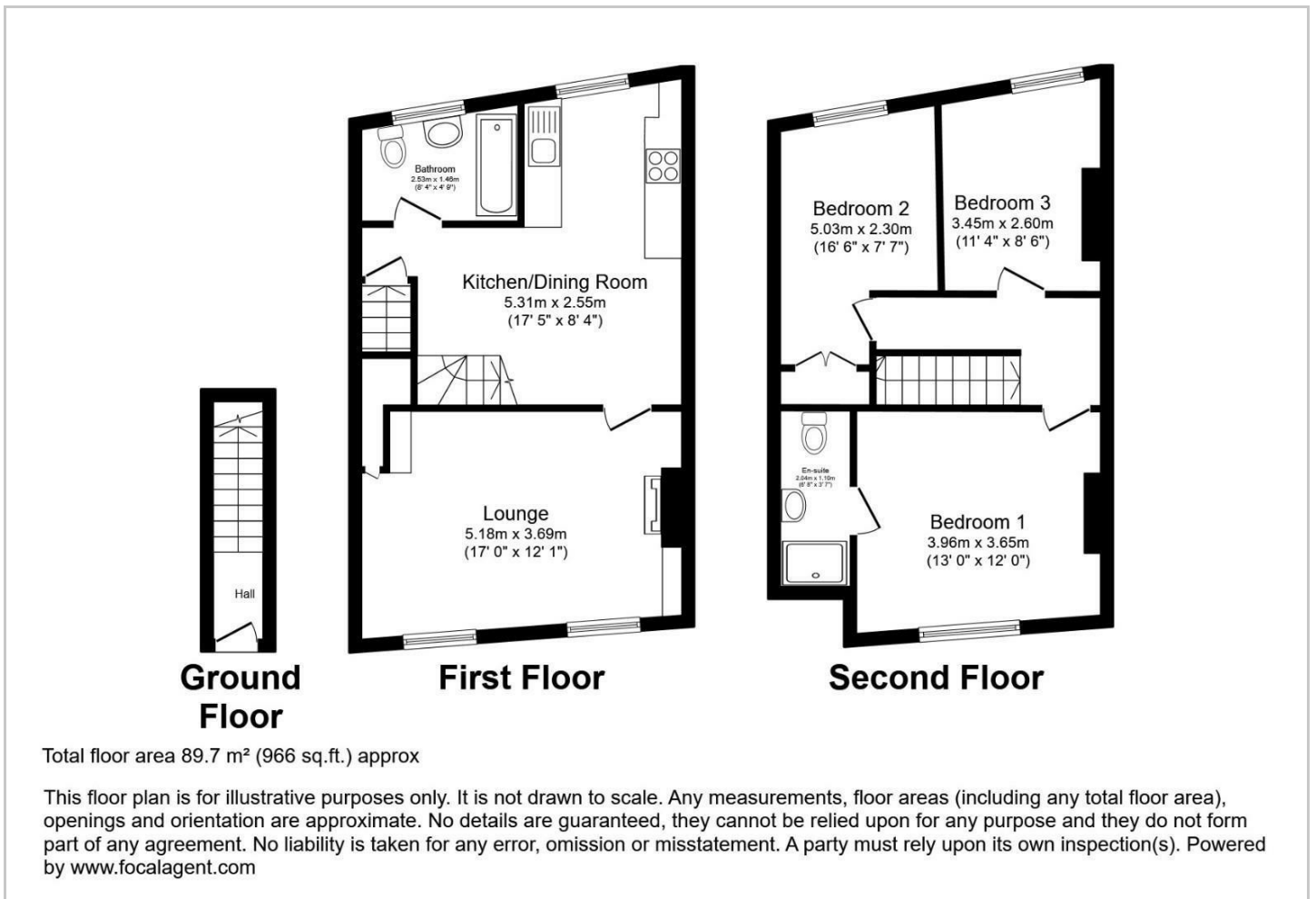
Hybrid Map



Terrain Map



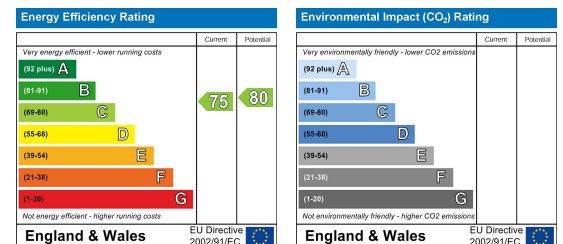
Floor Plan



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.