

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Coppice Drive

Harrogate, HG1 2JE

Council Tax: A

**Guide Price £185,000**





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## Entrance Hall

Access via private entrance door, fitted double cupboard, radiator, space for dining table, doors opening to:

## Lounge

10'8" x 17'4" (3.25 x 5.28)

TV point, radiator, fire place with electric fire, leaded glazed window to rear and side with secondary glazing, storage cupboard with shelving.

## Kitchen

5'0" x 10'9" (1.52 x 3.28)

Range of fitted wall and base mounted units under working surfaces with inset one and a half stainless steel sink unit with mixer tap, space and plumbing for dishwasher, space for fridge freezer, inset gas hob with extractor hood over and electric oven under, glazed window to rear, part tiled walls, radiator.

## Bedroom

10'10" x 12'9" (3.3 x 3.89)

UPVC double glazed window to side elevation, radiator, range of fitted wardrobes.

## Bathroom

Fitted white suite comprising panel bath with electric shower over, low level W.C., pedestal wash hand basin, cupboard housing Vaillant boiler and water tank, cupboard with space and plumbing for washing machine, radiator, UPVC double glazed window to front and side elevation, part tiled walls,

## Communal Gardens

Attractive mature lawn gardens with pathways and well stocked flower beds.

## EPC

Environmental impact as this property produces 2.4 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 963 Years  
Leasehold Annual Service Charge Amount £1440.00

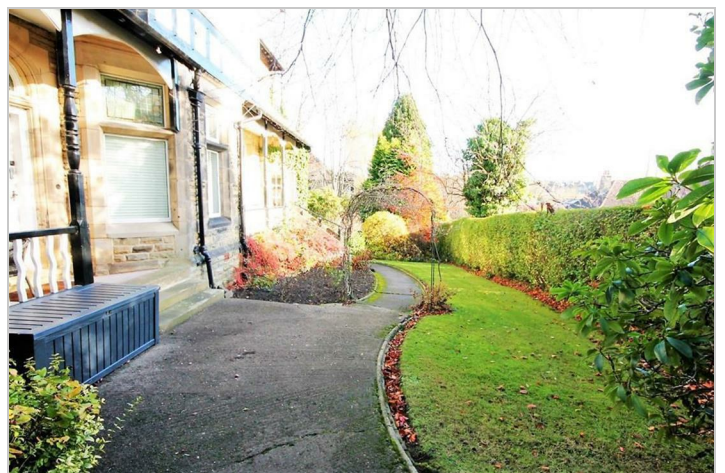
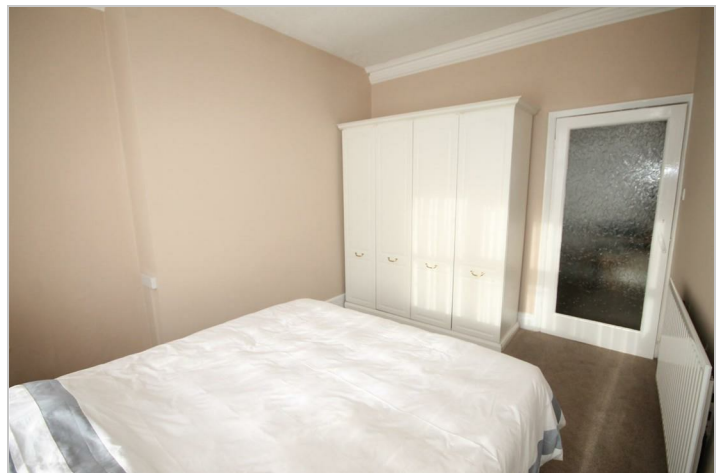
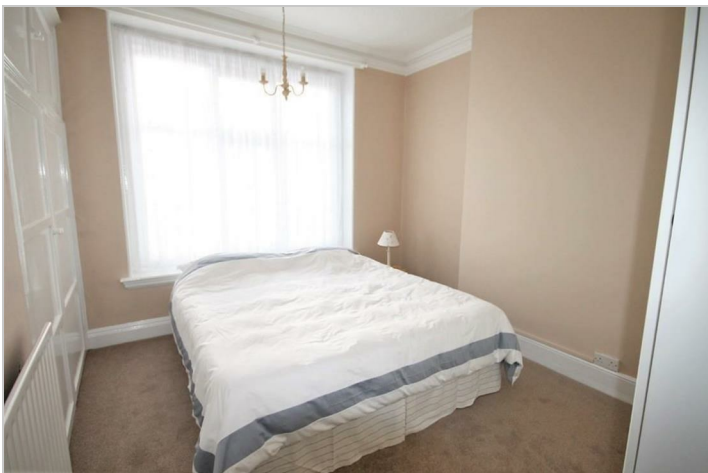
Council Tax Banding; A

This is a well presented, one bedroom first floor apartment located within this idyllic tree lined street, close to park walks and Harrogate city centre, close to local transport links and bus routes.

Briefly comprising, private entrance, hallway, bathroom with three piece suite and shower over bath and storage cupboards one housing washing machine, one double bedroom with built in wardrobes, Kitchen with electric cooker and gas hob, microwave, fridge, freezer and dishwasher. Lounge with two seater dining table, sofa and lounge with feature fireplace. Outside is a dry storage area and bike store.

Off street parking is available on a first come first served basis. Garage available by separate negotiation.

- NO ONWARD CHAIN
- Attractive first floor flat
- One Double Bedroom
- Ideal investor / FTB property
- Stunning communal gardens
- Allocated off road parking
- Close proximity to town centre
  - Well presented
  - Kitchen with appliances
  - Viewing Recommended



## Road Map



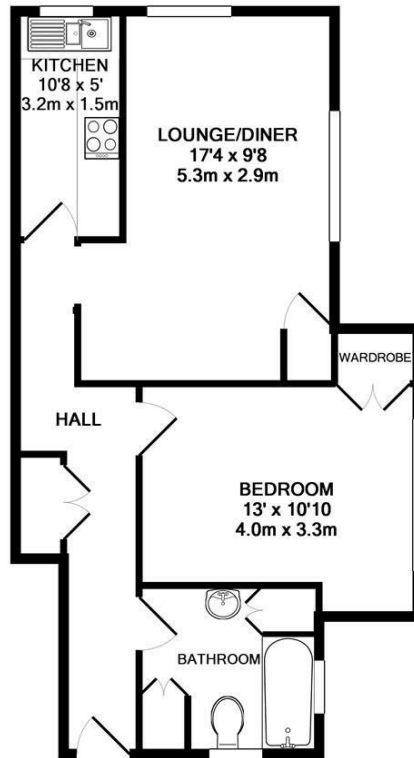
## Hybrid Map



## Terrain Map



## Floor Plan



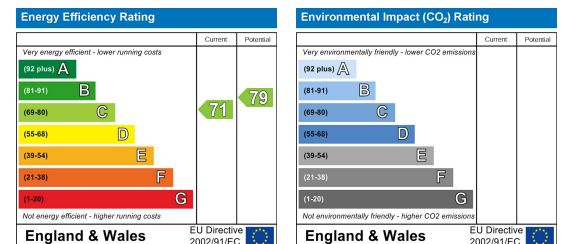
TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Viewing

Please contact our Hunters Harrogate Lettings Office on 01423 877083 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.