



Harewood Road, Harrogate, HG3 2TJ

- MODERN TWO DOUBLE BEDROOM FLAT
- Open plan lounge and dining room
- Worcester Bosch combination gas boiler
- Communal gardens
- Viewing highly recommended
- Ideal as an investment or for a first time buyer
- Excellent storage solutions
- Modern bathroom
- Residents off road parking
- Council Tax band A

Guide Price £145,000



Harewood Road, Harrogate, HG3 2TJ

DESCRIPTION

SUPER TWO DOUBLE BEDROOM APARTMENT!

Ideal for both investors and first time buyers , this well-proportioned modern 2 bedroom second floor flat is located in a popular residential location. Close to the excellent amenities Jennyfield Drive has to offer as well as well regarded schools and excellent bus routes into Harrogate Town Centre.

The accommodation benefits from UPVC double glazing and briefly comprises: A communal entrance hall with entry phone system and stairs, private entrance hall, lounge/dining room, modern kitchen, 2 double bedrooms and a modern bathroom. There are communal gardens with a drying area and off road parking. Off road parking is available on a first come first served basis. Viewing of this property is strongly recommended.

Leave Harrogate town centre via Parliament Street and continue straight over at the traffic lights onto Ripon Road. Take the left turning at the next set of traffic lights onto Jenny Field Drive, continue along Jenny Field Drive and take the right turning onto Harewood Road where number 35 can be found on the right hand side and can be identified by our Hunters For Sale board.

EPC

This property produces 1.6 tonnes of CO2
Energy rated C

Material Information - Harrogate

Tenure Type Leasehold

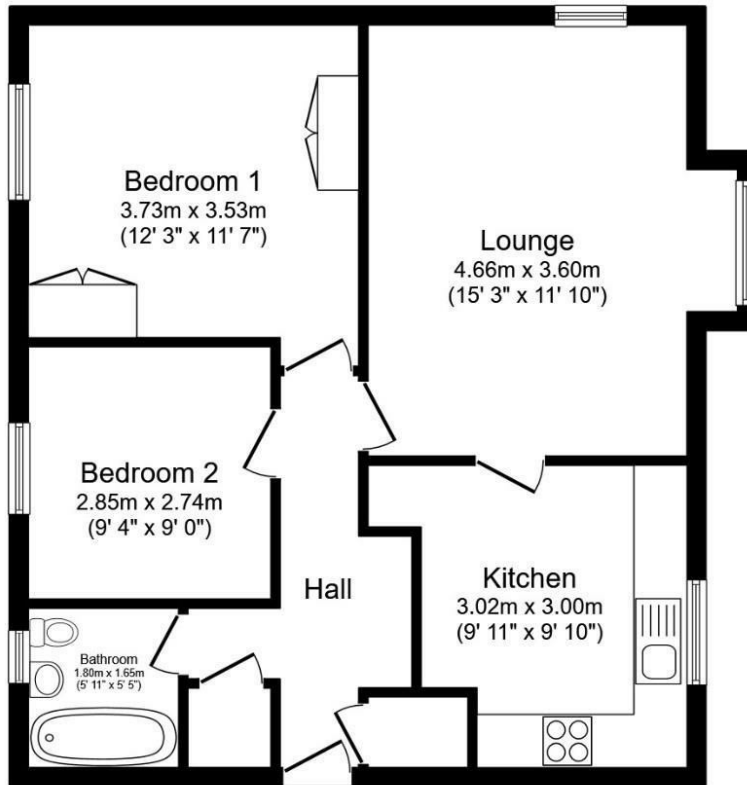
Leasehold Years remaining on lease: 102 years

Leasehold Annual Service Charge Amount £1068 plus annual ground rent of £10

Council Tax Banding: A







Total floor area 63.2 m² (680 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

Viewings

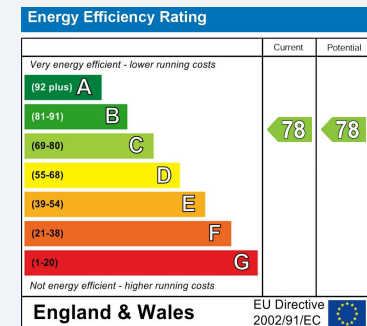
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.