



1 Margaret Road, Harrogate, HG2 0JZ

- NO ONWARD CHAIN
- Large lounge
- Modern bathroom
- Conveniently placed to access the amenities on Cold Bath Road & the town centre
- Highly sought after location
- Over 1,000 sq ft of living space
- Three bedrooms
- Immediate access to the Valley Gardens & Pine Woods
- Kitchen with amazing elevated views over Harrogate
- Council Tax band C

Guide Price £330,000



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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb opportunity to purchase a spacious top floor apartment, offering generous living space throughout with over 1,000 sq ft of accommodation, forming part of this character building with immediate access to the Valley Gardens, Pine Woods, Cold Bath Road and the town centre.

The accommodation is well presented and comprises: Communal hallway with secure entrance door and stairs to all floors, private hallway, large lounge/diner with three windows allowing plenty of light into the room, kitchen with door opening to a fire escape which offers amazing elevated views over Harrogate, two large double bedrooms, a smaller third bedroom and modern bathroom.

To the outside, there is a communal garden to the front and there is also the benefit of un-restricted on-street parking.

A viewing is highly recommended to appreciate the accommodation on offer.

EPC

This property produces 4.2 tonnes of CO2
Energy rated D

Material Information - Harrogate

Tenure Type: Leasehold

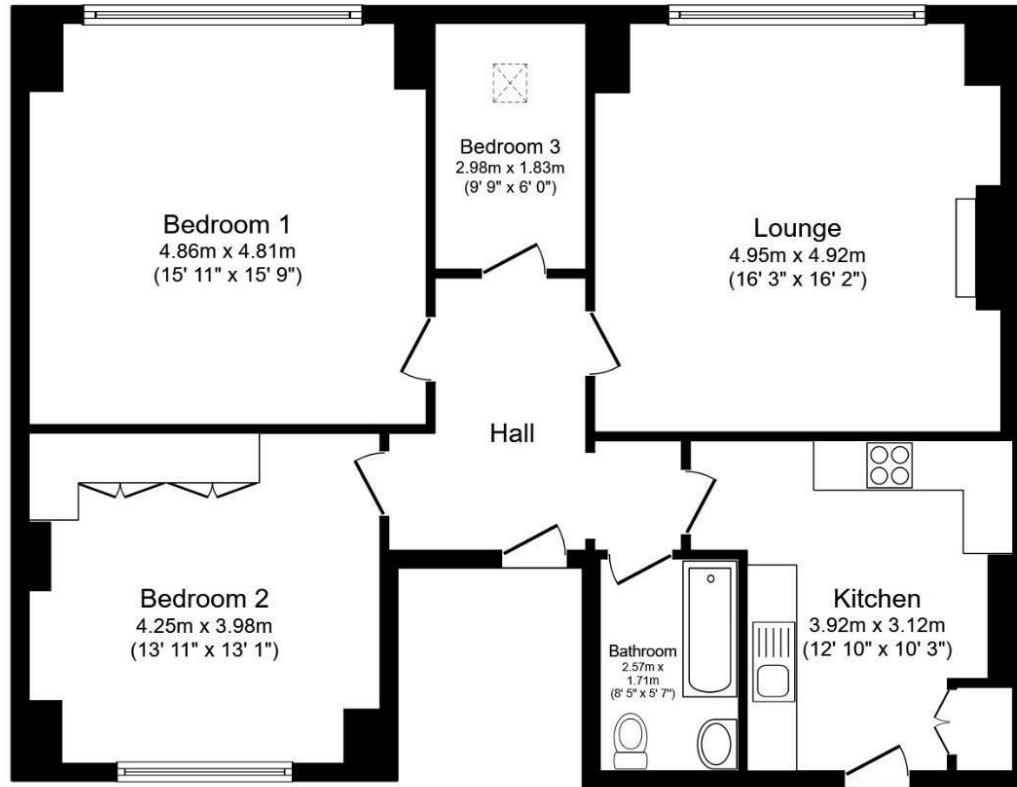
Leasehold Years remaining on lease: 974

Leasehold Annual Service Charge Amount: Ad hoc

Council Tax Banding: C







Total floor area 99.5 m² (1,071 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

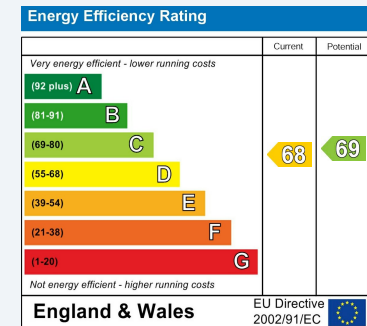
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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