



Queens Road, Harrogate, HG2 0QD

- OFFERED FOR SALE WITH NO ONWARD CHAIN
- Stunning communal gardens & residents / visitor parking
- Superb spacious ground floor apartment
- Exclusive purpose built development
- Modern breakfast kitchen with integrated appliances & granite work tops
- Bedroom one is en-suite
- Gas central heating with recently fitted gas boiler
- Large entrance hallway & utility room
- Sought after location close to Cold Bath Road, the Stray & town centre
- Council tax band E



Guide Price £465,000

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DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A fantastic opportunity to purchase a well presented, spacious three bedroom ground floor apartment with allocated parking space, forming part of this exclusive purpose built development in a highly sought after 'south side' location just off Cold Bath Road, with the Stray round the corner.

With convenient access to the wide ranging amenities on Cold Bath Road and the town centre, the accommodation offers generous, flexible living space throughout and comprises: Communal entrance hall with secure telephone entry system, private hallway with storage cupboard, lounge with bay window, modern breakfast kitchen with integrated appliances including a newly fitted integrated fridge freezer, and granite work tops, utility room, three double bedrooms, bedroom one with en-suite shower room and bedrooms one and two with fitted wardrobes (bedroom three is currently used as a dining room) and a modern bathroom.

To the outside, are attractive well maintained communal gardens and secure bike store. The property has the benefit of an allocated parking space and there is also a visitors parking space.

To fully appreciate what this superb property has to offer and the convenient location, an early viewing comes highly recommended.

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease 977

Leasehold Annual Service Charge Amount £2,400 per year

Ground Rent: TBC

Council Tax Banding: E

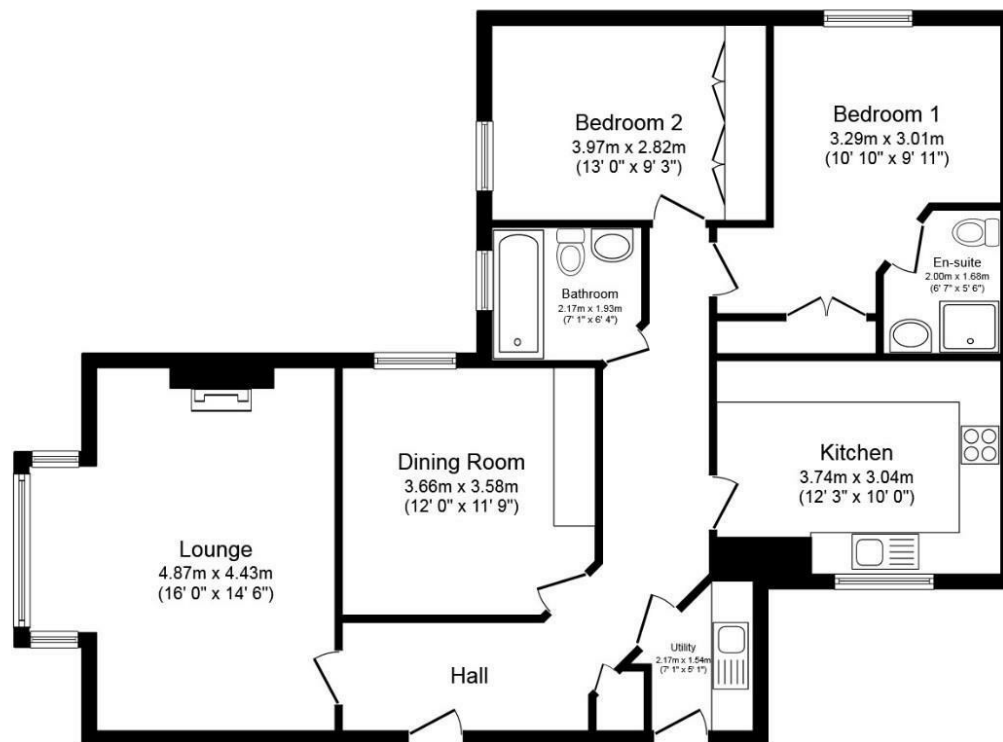
EPC

This property produces 3.9 tonnes of CO2

Energy rated: C







Floor Plan

Total floor area 99.3 sq.m. (1,069 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

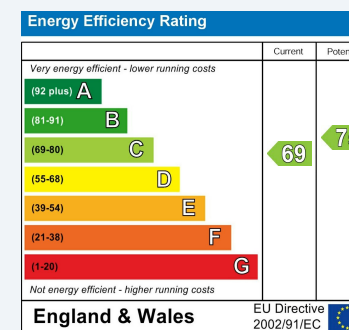
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.