

- NO ONWARD CHAIN
- Currently used as two, two bedroom holiday lets
- Attractive front & rear gardens with detached double garage
- Fantastic town centre location
- Unique and flexible property ideal for investors & private buyers
- Spacious duplex ground floor & lower ground floor apartment with freehold
- Superb presentation throughout with Gas central heating and smart controls
- Flexibility to be used as two separate apartments or one four bedroom apartment
- Close to wide ranging amenities on the door step including the railway station
- Council Tax C

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EXCLUSIVE

Offers Over £500,000
East Parade, Harrogate

East Parade, Harrogate

DESCRIPTION

OFFERED FOR SALE WITH NO ONWARD CHAIN. A rare opportunity to purchase a spacious duplex apartment with ownership of the freehold, situated in a highly sought after town centre location with immediate access to the wide ranging town centre amenities to include shops, cafe's, restaurants, bars and railway station.

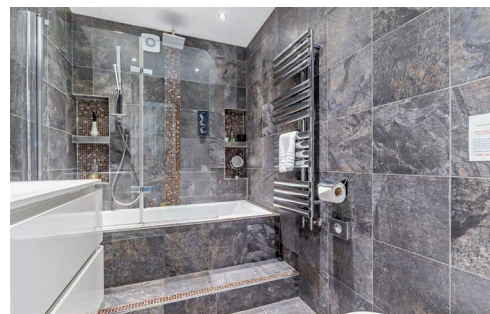
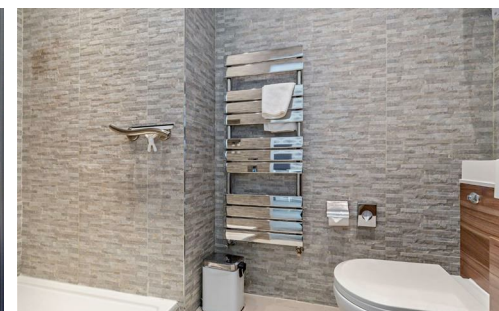
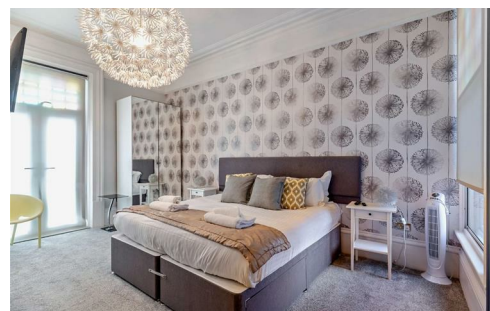
The accommodation is currently used as two superbly presented holiday lets, but could be easily converted to a five bedroom duplex apartment with attractive front and rear gardens and detached double garage.

The property will be sure to appeal to both investment buyers due to the current set up and to private buyers who are looking for a high end home in the town centre.

The ground floor apartment Comprises: Entry into the conservatory/dining area, a modern kitchen with range of premium integrated appliances including coffee machine, steam oven, combi microwave, dishwasher and induction hob. From the lounge an inner hallway with lockable door leading to the lower ground floor, two large double bedrooms, bedroom one with double doors opening to the rear garden and modern en-suite shower room and a modern main bathroom which is incorporated as a suite to Bedroom two.

The lower ground floor apartment featuring its own private entrance accessed via external stairs from the front of the property: Open plan living space with modern kitchen with integrated appliances, a dining room with secure door to the upper floor and a storage cupboard, two double bedrooms and modern bathroom. There is the added benefit of a large walk-in cupboard at the bottom of the stairs for the all essential storage.

To the outside are attractive front and rear gardens with decked seating area and rear gate leads to a large detached double garage with electric roller door to the front and separate access door to the rear.





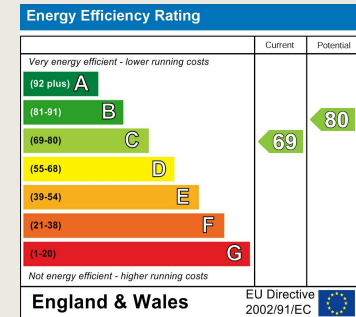
East Parade, Harrogate, HG1 5LT
 Approximate Gross Internal Area
 Main House = 166 Sq M/1787 Sq Ft
 Garage = 23 Sq M/248 Sq Ft
 Total = 189 Sq M/2035 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

EPC

This property produces 5.5 tonnes of CO2
 Energy rated C

Material Information - Harrogate
 Tenure Type: Freehold
 Council Tax Banding:
 Courtyard Mews - Band C
 18 East parade - Band B

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