

HUNTERS[®]

HERE TO GET *you* THERE



Mornington Crescent

Harrogate, HG1 5DL

Guide Price £185,000



Council Tax: A



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Entrance Landing

Split level landing, radiator, laminate flooring, loft access, doors to:

Kitchen

11'3" x 7'11" (3.45 x 2.42)

Modern range of wall and base mounted units with working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, including washing machine, include new fridge freezer, wall mounted boiler, laminate flooring, UPVC double glazed window to rear elevation.

Lounge

14'10" x 11'7" (4.53 x 3.55)

UPVC double glazed window to front elevation, radiator, laminate flooring, TV point, fire place, built in storage.

Bedroom One

14'8" x 11'10" (4.48 x 3.61)

UPVC double glazed window to rear elevation, radiator, laminate flooring.

Bedroom Two

11'8" x 6'11" (3.58 x 2.13)

Velux window, laminate flooring, radiator.

Bathroom

Modern white suite comprising walk in shower, low level WC, pedestal wash hand basin, part tiled walls, tiled floor, heated towel rail, Velux window.

EPC

Environmental impact as this property produces 2.6 tonnes of CO2.

Material Information

Tenure Type; Leasehold

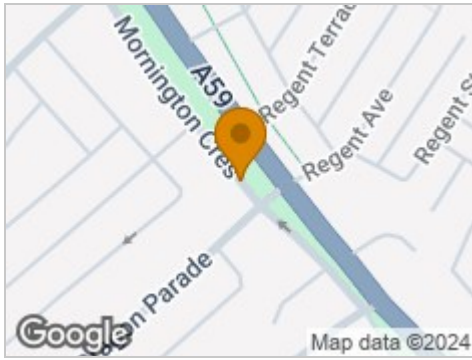
Leasehold Years remaining on lease; 975 Years

Leasehold Annual Service Charge Amount £ 360.00

Council Tax Banding; A



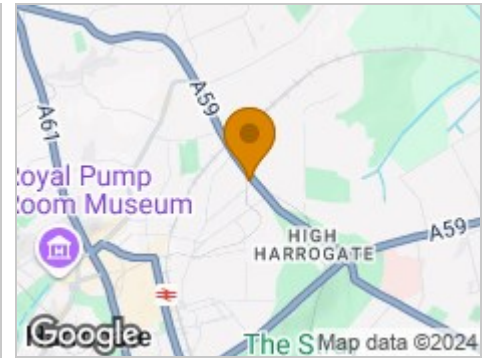
Road Map



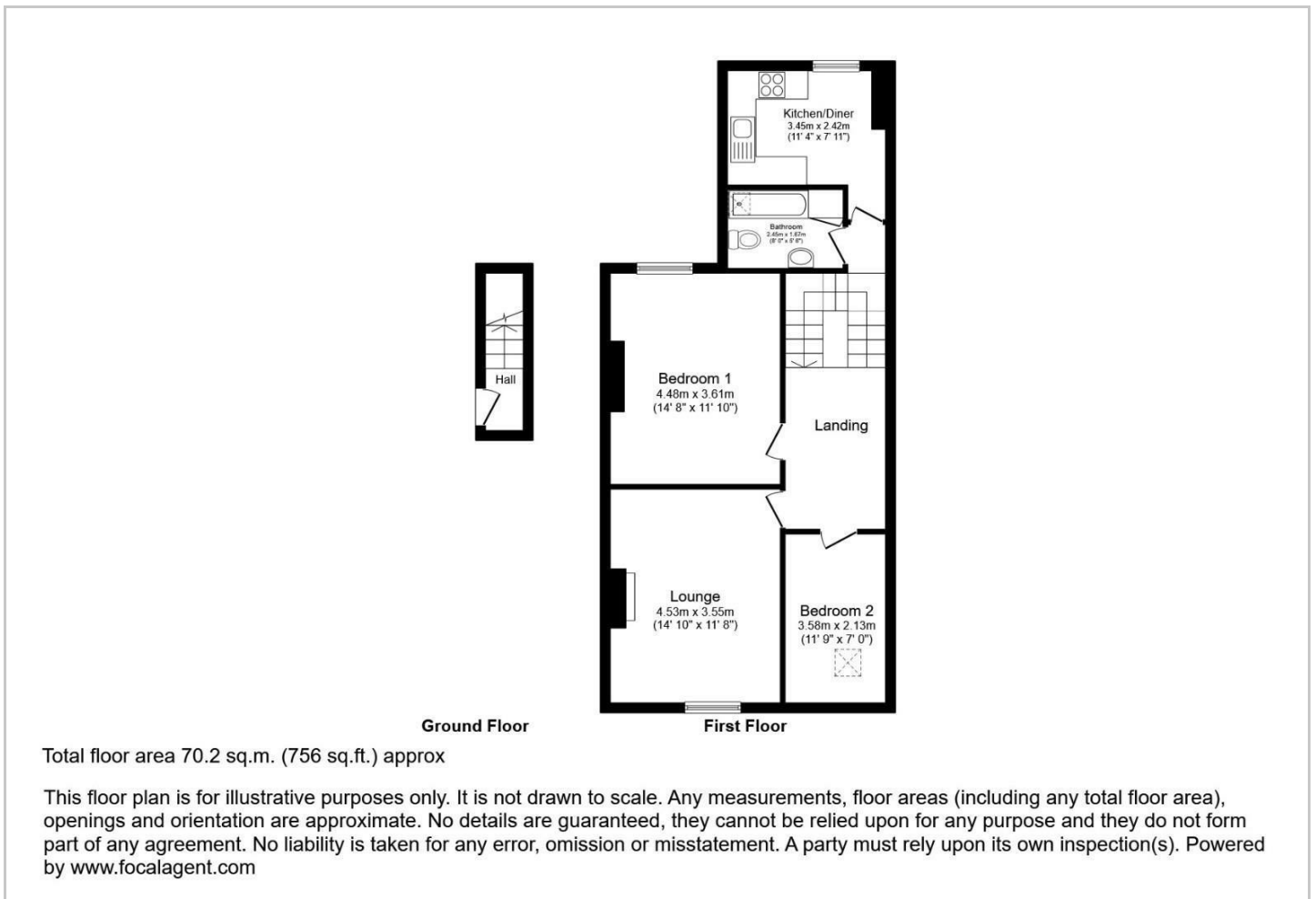
Hybrid Map



Terrain Map



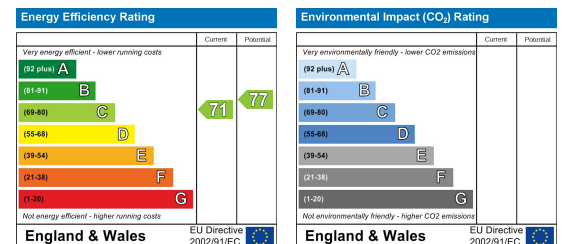
Floor Plan



Viewing

Please contact our Hunters Harrogate Office on 01423 536222 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.