

HUNTERS[®]

HERE TO GET *you* THERE

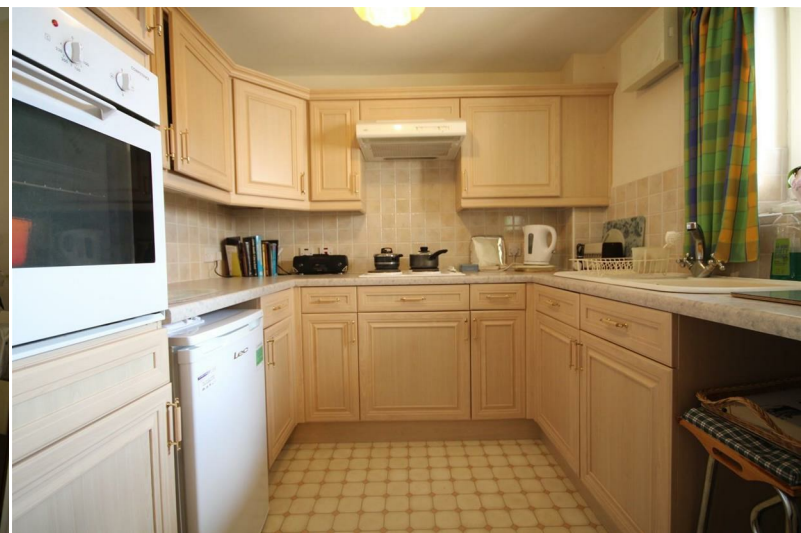


Haywra Court, Haywra Street

Harrogate, HG1 5SP

Council Tax: C

Asking Price £130,000



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Entrance Hall

Access via secure entrance door, storage cupboard, door to:

Lounge / Dining Room

19'1" x 10'8" (5.82 x 3.27)

UPVC double glazed bay window, fire place with electric fire, electric storage heater, TV point, emergency pull cord.

Kitchen

7'10" x 7'3" (2.41 x 2.23)

Range of wall and base units with working surfaces over with inset sink unit and mixer tap, inset electric hob with extractor hood over and built in electric oven, space for under counter fridge, UPVC double glazed window.

Bedroom

13'4" x 8'11" (4.08 x 2.72)

UPVC double glazed window, electric storage heater, emergency pull cord.

Shower Room

White suite comprising shower cubicle with mains shower over, low level WC., pedestal wash hand basin, part tiled walls, heated towel rail, large storage cupboard.

Communal Areas

Communal lounge, residents parking and laundry room.

EPC

Environmental impact as this property produces 3.1 tonnes of CO2.

Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 99 Years

Leasehold Annual Service Charge Amount £2937.96 per annum

Council Tax Banding; C

OFFERED FOR SALE WITH NO ONWARD CHAIN. An opportunity to purchase this purpose built one double bedroom retirement apartment, situated in a highly desirable town centre location, within close proximity to the many amenities available in Harrogate town centre. The development is exclusive to the Over 55s with an on-site House Manager.

Located on the second floor, the apartment is accessed by communal lift or stairs and the well presented accommodation comprises: Entrance hallway, lounge/diner, kitchen, double bedroom and modern shower room.

The development also offers communal facilities including a lounge, laundry room and a guest bedroom for visitors. There is private off road parking available for both residents and visitors. Viewing of this apartment is strongly recommended to appreciate the location and facilities available

- NO ONWARD CHAIN
- Over 55s Retirement Development
 - Town centre location
- Private residents & visitor parking
 - Modern shower room
- Communal lift & stairs to all floors
- Communal lounge & seating areas to each floor
 - Bedroom with fitted wardrobes
 - Well presented accommodation
 - Viewing highly recommend



Road Map



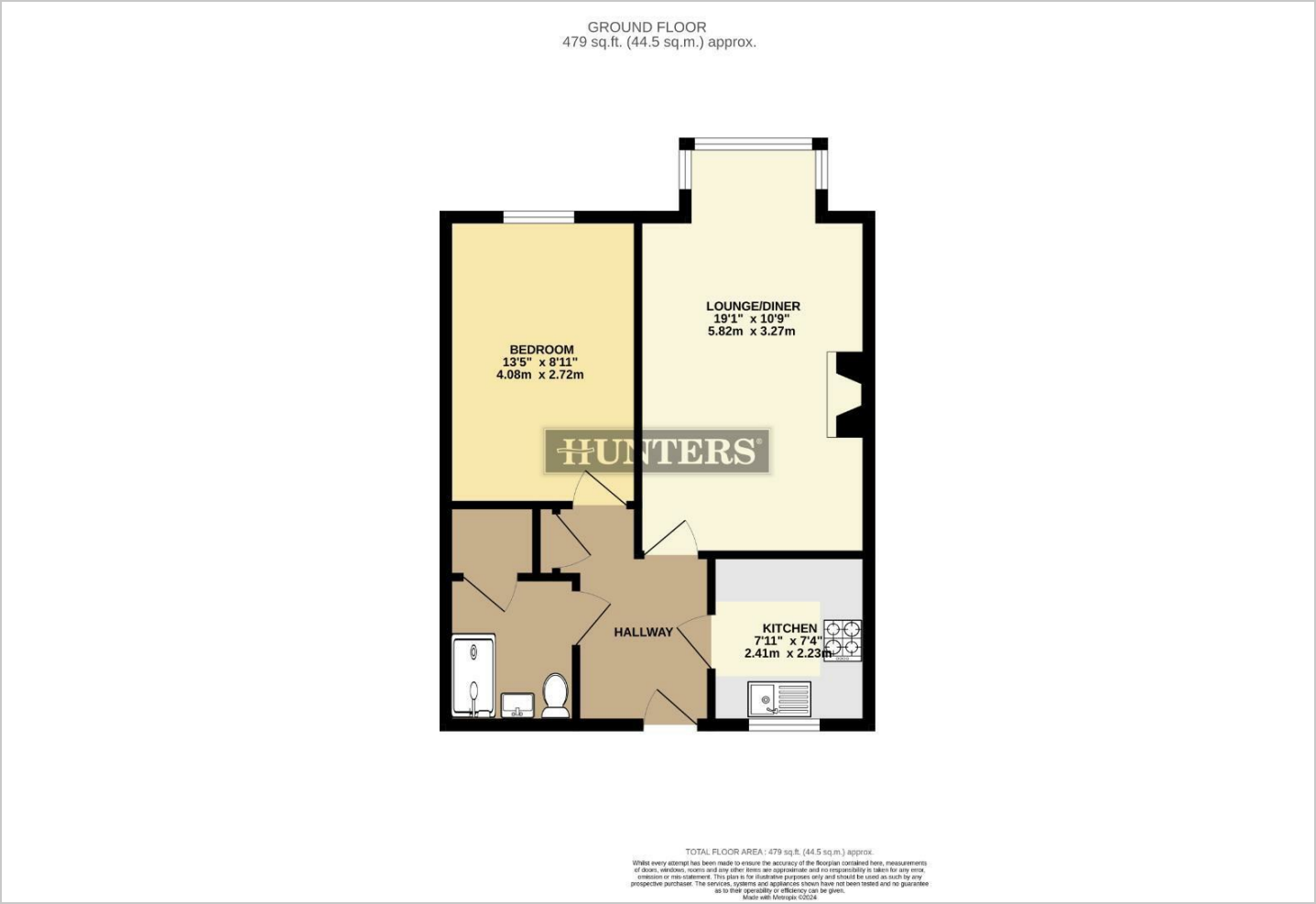
Hybrid Map



Terrain Map



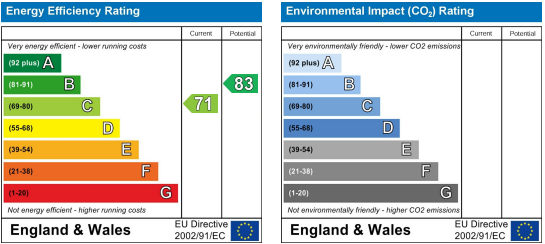
Floor Plan



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.