



Queens Close, Lancaster Road, Harrogate, HG2 0HG

- OFFERED TO THE MARKET CHAIN FREE
- Town centre location
- Single garage
- Stunning communal gardens
- Well presented throughout
- Two double bedroom apartment
- Private balcony
- Lift to all floors
- Residents and visitor parking
- Council Tax Band: C



Guide Price £220,000

Lancaster Road, Harrogate, HG2 0HG

DESCRIPTION

OFFERED TO THE MARKET CHAIN FREE. A well presented two-double bedroom top floor apartment now available in Harrogate Town Centre. Set within picturesque gardens Queens Close offers well proportioned accommodation featuring a private balcony. The property benefits from lift and stair access to all floors, beautifully maintained communal gardens, garage, resident and visitor parking. Ideally located within walking distance to the town centre with the plethora of restaurants and amenities on offer, as well as the train station within easy reach.

With UPVC double glazing the property briefly comprises: Entrance into the communal hallway via secure entry and access to the lift. Entering into the hallway, access to the lounge with feature fireplace and door to the private balcony, the two double bedrooms with bedroom two featuring built in storage, well appointed kitchen and modern shower room featuring a walk-in shower.

Outside, the property offers residents and visitor parking as well as a single garage. Ideal as a first time purchase or investment, an early viewing comes highly recommended.

EPC

The energy rating for this property is F
This property produces 11.0 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

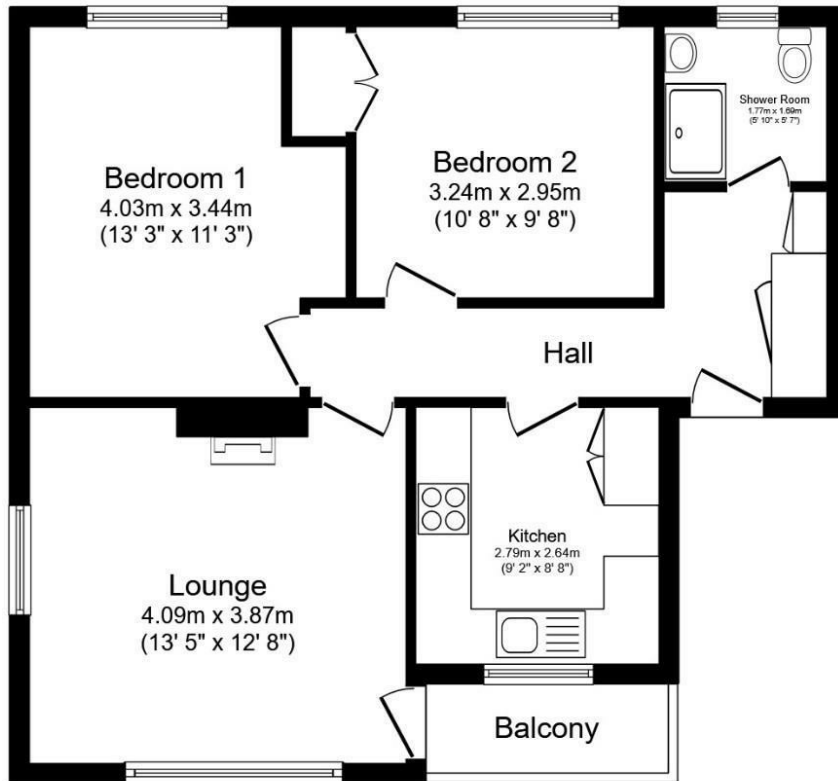
Leasehold Years remaining on lease: 974

Leasehold Annual Service Charge Amount £1,959

Council Tax Banding: C







Total floor area 59.0 m² (635 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

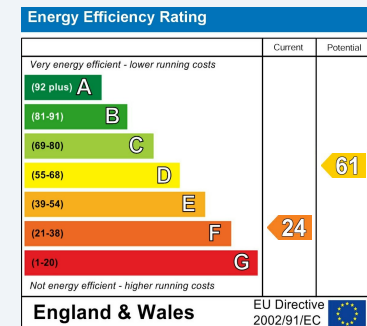
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.