



## Knarborough Road, Harrogate, HG2 7LY

- TWO DOUBLE BEDROOM APARTMENT
- One en-suite shower room and separate bathroom
- Secure entry
- Communal lawn and bike store
- Ideally located close to the hospital
- Open plan lounge and kitchen
- Allocated parking
- Council Tax Band B



**Guide Price £190,000**



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## DESCRIPTION

A superb first floor, two double bedroom apartment now available forming part of this purpose-built development featuring off road allocated parking. The spacious property benefits from a sunny aspect and with a recent refresh, is complete to a modern finish. Ideally located offering convenient access to the hospital, The Stray, town centre and the amenities on Knareborough Road.

Well presented throughout, the accommodation comprises: Communal entrance with secure entry door and stairs to the first-floor landing. Entry to the apartment through to a private hallway with a large storage cupboard. Open plan living space with kitchen to include a breakfast bar and sunny lounge with space for a dining table. There are two double bedrooms, bedroom one with fitted wardrobes and a recently updated en-suite shower room. The modern bathroom features a bath with shower overhead.

To the outside, there is the benefit of lawned communal gardens, allocated parking space and visitor parking and secure bike store.

The property would make an ideal purchase for both investors and first-time buyers and an early viewing comes highly recommended.

### EPC

Energy rating B

This property produces 1.4 tonnes of CO2

### Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 109

Leasehold Annual Service Charge Amount approx £1600

Annual ground rent £250

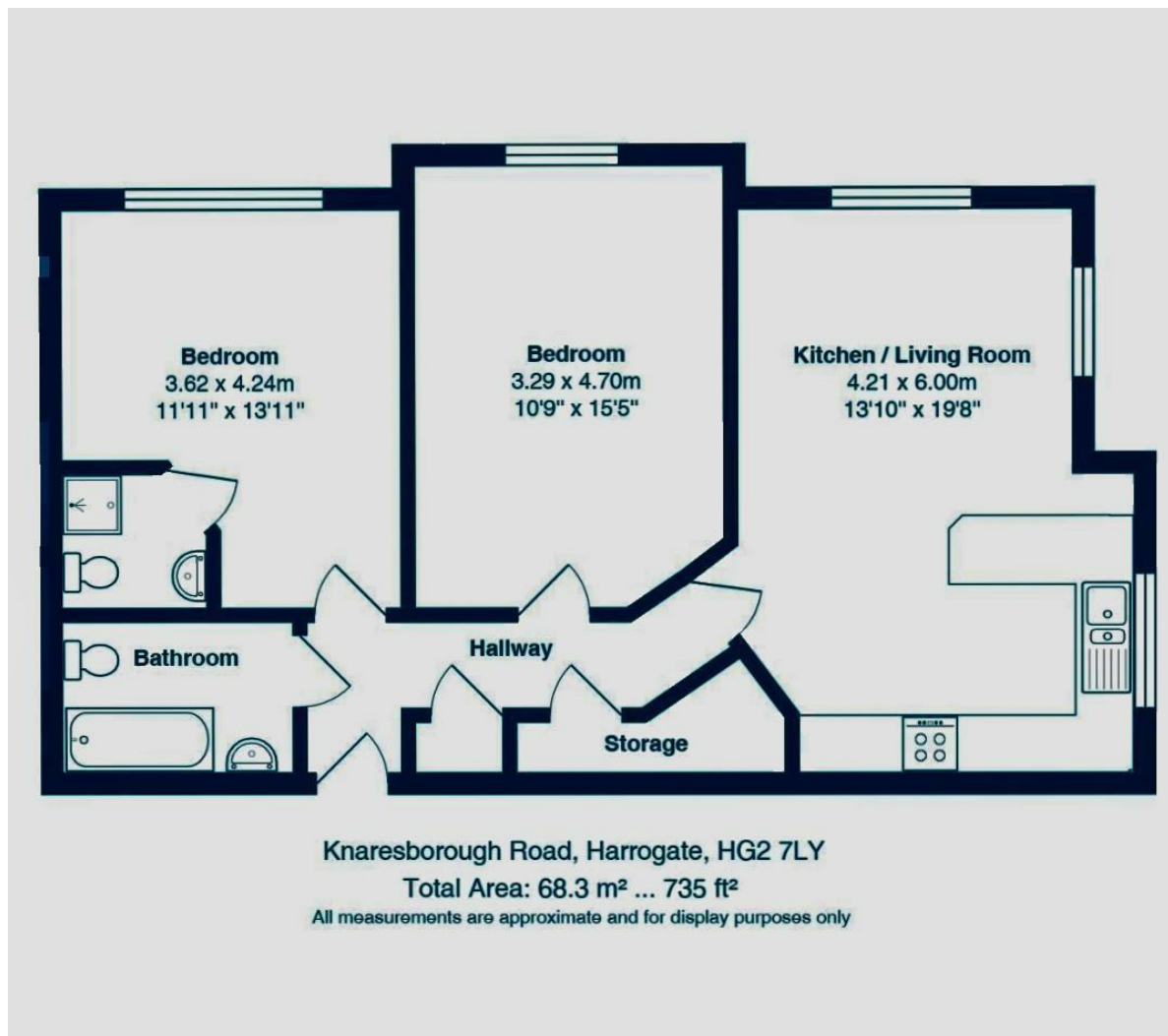
Council Tax Banding: B











### Viewings

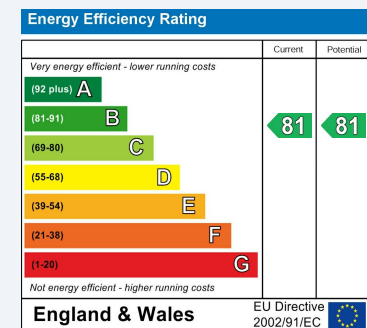
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.