



Nydd Vale Terrace, Harrogate, HG1 5HA

- TOWN CENTRE APARTMENT
- Private enclosed rear garden
- Recently fitted modern bathroom
- Available to the market Chain free
- Modern maisonnette with private entrance
- Two double bedrooms
- UPVC double glazing and Gas Central Heating

Guide Price £170,000



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DESCRIPTION

OFFERED TO THE MARKET CHAIN FREE. A super two-bedroom, town centre maisonette ideal for first time buyers or investors. Part of a conversion benefitting from its own entrance the property is presented over two floors. With gas central heating and UPVC windows throughout, this home is ideally located within walking distance of the Town Centre with the local amenities, train and bus stations on your doorstep.

Ideal for a wide range of buyers including investors, the property is spacious throughout, comprising: Entrance into the modern, well-appointed kitchen with space for appliances and open to the bright and airy living room with space for a dining table. Stairs rise to the first-floor landing providing access to the loft, the two bedrooms and modern family bathroom.

The property is fully double glazed with gas central heating with the boiler approximately three years old. Occupying the ground and first floor of the house, the property benefits from a private courtyard garden to the rear of the property ideal for outdoor seating or dining . Parking is on-street with permit parking available.

Call to view; an early viewing is highly recommended on this perfect town centre home.

EPC

Energy rating C

This property produces 2.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

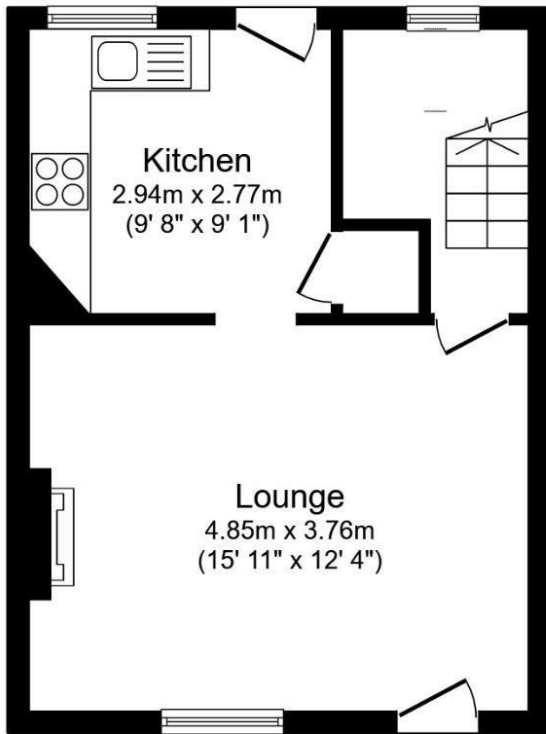
Leasehold Years remaining on lease: 999

Leasehold Annual Service Charge Amount TBA

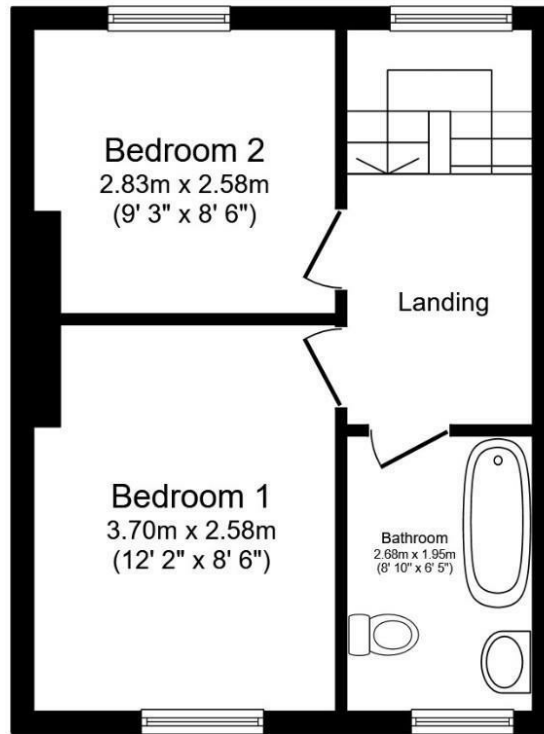
Council Tax Banding: B







Ground Floor



First Floor

Total floor area 64.3 sq.m. (692 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

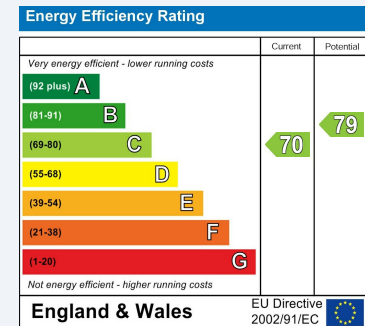
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

