



## East Parade, Harrogate, HG1 5LP

- AVAILABLE WITH NO ONWARD CHAIN
- Two bedrooms
- Modern bathroom with shower over bath
- Ideal Town Centre living
- Perfect first home
- Modern and spacious throughout
- Open plan kitchen/ lounge and dining space
- Parking for residents
- Suitable for Airbnb
- Council tax band:

**Guide Price £175,000**





# East Parade, Harrogate, HG1 5LP

## DESCRIPTION

Nestled in the heart of Harrogate, this apartment East Parade offers an exceptional opportunity for those seeking a modern and stylish living space. This immaculately presented first-floor apartment boasts two well-proportioned bedrooms and a contemporary bathroom, making it an ideal choice for first-time buyers or those looking for a convenient bolthole.

The property is perfectly situated for town centre living, allowing residents to enjoy the vibrant atmosphere and a plethora of amenities right on their doorstep. From charming cafes to boutique shops, everything you need is within easy reach. Additionally, the flat benefits from designated parking for residents, a valuable asset in such a central location.

The modern design and thoughtful layout of the apartment creates a welcoming environment, perfect for relaxation or entertaining guests. With its appealing features and prime location, this flat is also suitable for those considering Airbnb opportunities, providing a potential source of income in a sought-after area.

In summary, this is a delightful property that combines comfort, convenience, and modern living. Whether you are a first-time buyer or seeking a stylish retreat in Harrogate, this apartment is not to be missed.

EPC

Energy rating C

This property produces 1.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 975

Leasehold Annual Service Charge Amount £700 per year including ground rent

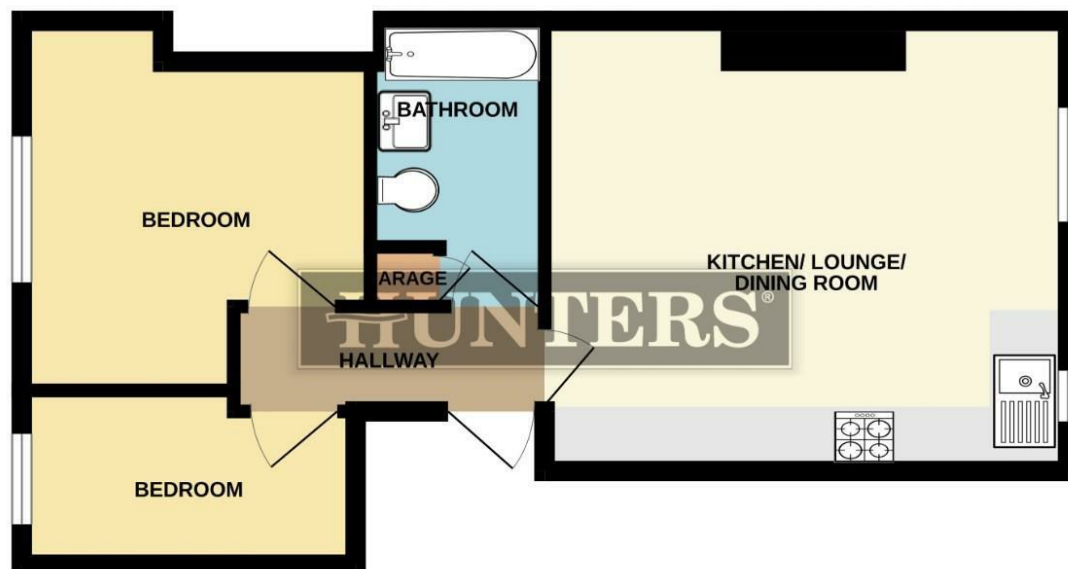
Council Tax Banding: A







GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 395 sq.ft. (36.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

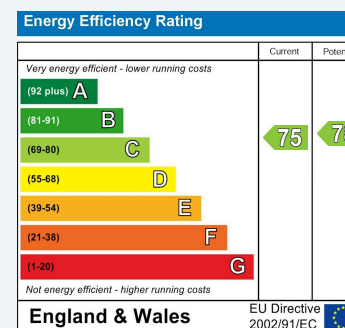
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.