



## Montpellier Apartments, Parliament Terrace, Harrogate, HG1 2QY

- IDEAL FOR FIRST TIME BUYERS
- One bedroom apartment
- On street parking available
- EPC rating C
- Early viewing highly recommended
- Located in Harrogate town centre
- Ideal first time and buy to let investment
- Gas central heating & triple glazed windows
- Council tax band B

**£170,000**





# Montpellier Apartments, Parliament Terrace, Harrogate, Yorkshire, HG1 2QY

## DESCRIPTION

A fantastic opportunity to purchase a one-bedroom, fully furnished apartment in the heart of Harrogate town centre. Located just moments from the iconic Betty's Tea Rooms, the Turkish Baths, and within walking distance of the town's wide range of independent cafes, bars, restaurants, and shops. Despite being in the bustling centre, the famous Stray is just a short stroll away, providing a peaceful green space right on your doorstep.

Access the apartment via a secure communal entrance with intercom system for added peace of mind. Inside, the apartment features a spacious entrance hall with ample storage space. The heart of the home is a bright and airy open-plan kitchen, dining, and living area, enhanced by dual aspect windows and double-height ceilings that create a sense of space and light. The modern kitchen includes essential white goods: fridge freezer, washing machine, electric oven, and hob. Double bedroom with ample space with built in storage, contemporary bathroom features a three-piece suite with a shower over the bath and a heated towel radiator.

The apartment benefits from triple-glazed windows, gas central heating, and on-street permit parking available through the council.

EPC

Energy rating C

This property produces 1.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 982

Leasehold Service Charge Amount £240PCM

Leasehold Ground Rent Amount £250PA

Council Tax Banding: B







GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 515 sq.ft. (47.8 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 misstatement. 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.  
Made with Metropix (2020)

### Viewings

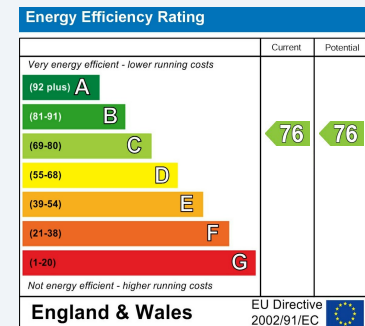
Please contact [harrogatelettings@hunters.com](mailto:harrogatelettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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