



Haywra Street, Harrogate, HG1 5SP

- Private residents & visitor parking
- Town centre location
- Communal lounge & seating areas to each floor
- Early viewing highly recommended
- Over 55s Retirement Development
- Communal lift & stairs to all floors
- Well presented accommodation
- Council Tax Band D

Guide Price £175,000



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DESCRIPTION

Located on Haywra Street, this delightful over 55's development offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence provides ample space for relaxation and personalisation. The flat features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this property is its prime location in the town centre, allowing residents to enjoy easy access to a variety of local amenities, including shops and cafes. The development is thoughtfully designed with lift access and stairs, ensuring ease of movement throughout the building.

For those who value the convenience of private parking, this property includes designated spaces for both residents and visitors, making it an excellent choice for those who may have guests or require additional parking.

This flat not only offers a comfortable living space but also a vibrant community atmosphere, perfect for those looking to enjoy their golden years in a lively and engaging environment. With its combination of modern living and a central location, this property is a wonderful opportunity for anyone seeking a new home in Harrogate.

EPC

Energy rating C

This property produces 2.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 98

Leasehold Annual Service Charge Amount £2,937.96 per annum

Council Tax Banding: D





GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metreplan C3225

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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