



2 West Grove Road, Harrogate, HG1 2AD

- NO ONWARD CHAIN
- Separate dining and kitchen area
- Spacious reception room
- Secure and private setting
- Early viewing highly recommended
- Two shower rooms, one being an en-suite
- Close proximity to local amenities
- Charming features throughout the apartment
- Ideal for couples or individuals
- Council Tax Band D

Guide Price £400,000



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DESCRIPTION

NO ONWARD CHAIN. This delightful apartment offers a perfect blend of comfort and elegance, making it an ideal home for those seeking a relaxed yet stylish lifestyle.

Upon entering, you'll be greeted by a spacious reception room, featuring a gas fireplace as a charming focal point, perfect for cosy evenings. The living room also boasts a sliding door that opens directly onto a south-facing patio seating area, which leads into a beautifully landscaped garden, ideal for outdoor relaxation or entertaining guests.

The apartment features two generously sized king bedrooms, both complete with fitted wardrobes. Bedroom one is complemented by a luxurious en-suite shower room for added convenience and privacy.

The well-appointed kitchen is a culinary enthusiast's dream, fully equipped with Bosch integrated appliances to make meal preparation a breeze. The oak flooring in the dining area enhances the apartment's overall appeal and adds a touch of elegance, making it the perfect space for both casual and formal meals.

Additionally, this property boasts three private outdoor seating areas and a communal seating space, offering serene spots for relaxation or al fresco dining. One of the standout features of this apartment is the separate private front and rear entrances, with the rear entrance leading into a peaceful courtyard, providing an added sense of privacy and exclusivity.

For added convenience, the property includes allocated parking, ensuring easy access and secure parking. The apartment benefits from gas central heating, ensuring comfort throughout the year. Located just two minutes walk from shops, cafes, and a bus stop, this property offers excellent access to local amenities, parks, and transport links, ensuring a convenient and vibrant community lifestyle.

With its thoughtful layout, charming features, and unbeatable location, this apartment presents a wonderful opportunity to enjoy the best of Harrogate living.



EPC

Energy rating B

This property produces 2.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

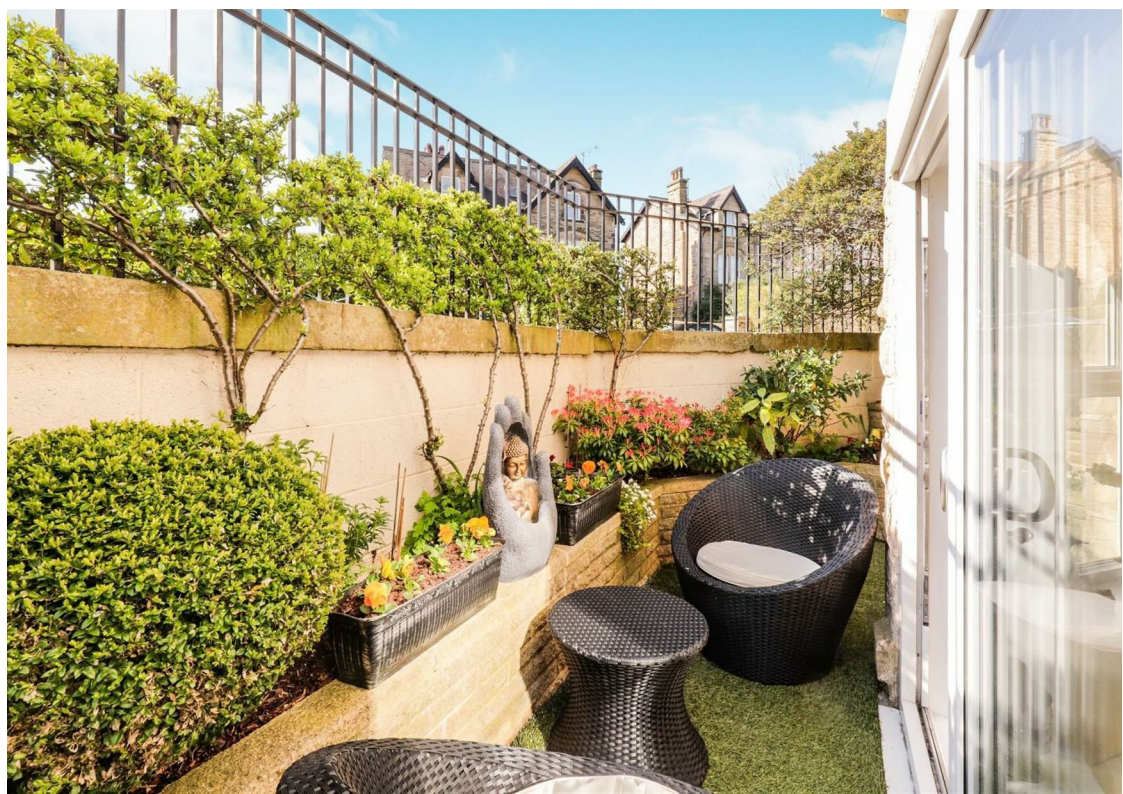
Leasehold Years remaining on lease: 987

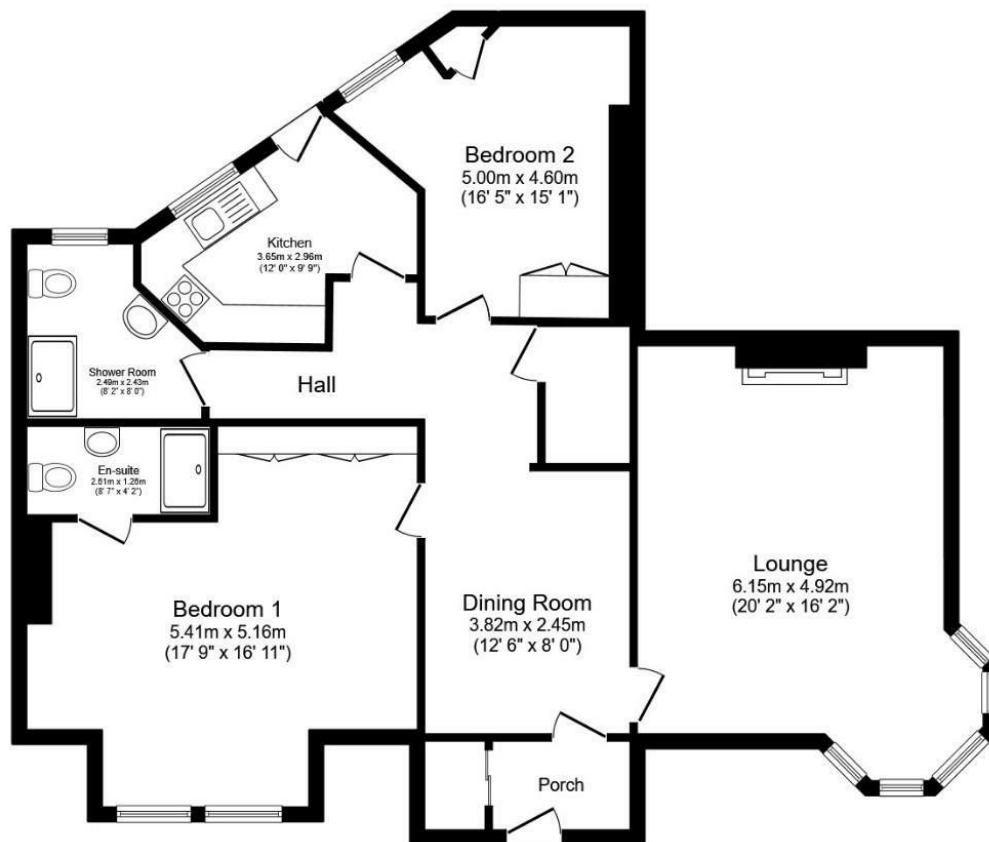
Each resident is a Director of the Management Company

Leasehold Annual Service Charge Amount £150 per month

Leasehold Ground Rent Amount £0

Council Tax Banding: D





Total floor area 107.4 sq.m. (1,156 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

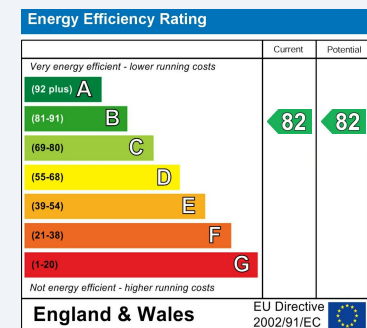
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.