



## East Parade, Harrogate, HG1 5LT

- NO ONWARD CHAIN
- Partially boarded loft for extra storage
- Sought after location on East Parade
- Early viewing highly recommended
- Ideal buy to let or first time buyer
- Utility room with WC
- Close to Harrogate town centre
- Council Tax Band B

**Offers Over £170,000**



# East Parade, Harrogate, HG1 5LT

## DESCRIPTION

NO ONWARD CHAIN. Located on East Parade, this spacious larger than average two-bedroom apartment offers a delightful blend of comfort and convenience. Upon entering, you are greeted by an inviting reception room, perfect for both relaxation and entertaining guests. The layout is thoughtfully designed, providing ample space for modern living.

The apartment features two well-proportioned bedrooms, ensuring a restful retreat at the end of the day. The house bathroom is tastefully appointed, catering to all your needs. Additionally, the property boasts a utility room and a WC, enhancing practicality and ease of use.

With its prime location in Harrogate, residents can enjoy the vibrant local community, with an array of shops, cafes, and parks just a stone's throw away. This apartment is an ideal choice for those seeking a comfortable home in a picturesque setting. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to embrace the Harrogate lifestyle.

### EPC

Energy rating D

This property produces 3.6 tonnes of CO<sub>2</sub>

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 976

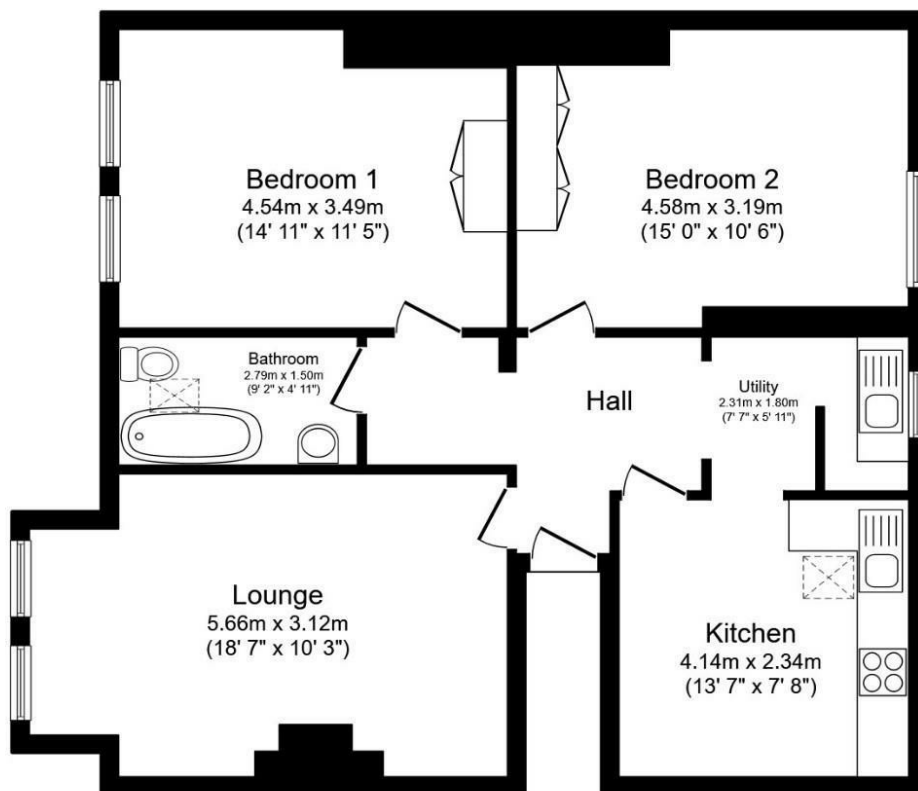
Leasehold Annual Service Charge Amount £45 per month

Council Tax Banding: B









Total floor area 79.6 sq.m. (857 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](http://www.focalagent.com)

### Viewings

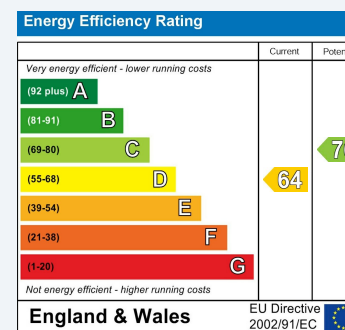
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.