



Chatsworth Grove, Harrogate, HG1 2EB

- NO ONWARD CHAIN
- New bathroom with walk in shower
- Parking for residents and visitors
- Two double bedrooms
- Boiler fitted 18 months ago
- Separate dining area
- Ideal investment for landlords
- Council Tax Band A

Guide Price £160,000



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DESCRIPTION

NO ONWARD CHAIN. Located in Chatsworth Grove, this duplex apartment offers a perfect blend of comfort and modern living. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The two generously sized double bedrooms are ideal for restful nights, ensuring that you have plenty of room to unwind.

The apartment features a newly fitted bathroom, which adds a touch of contemporary elegance to the home. Additionally, a new boiler was installed just 18 months ago, providing peace of mind and efficiency for your heating needs.

Residents will appreciate the convenience of dedicated parking, making it easy to come and go as you please. This property is not just a home; it is a lifestyle choice, situated in a desirable location that offers both tranquillity and accessibility to local amenities.

Whether you are a first-time buyer or looking to downsize, this duplex apartment in Harrogate is a wonderful opportunity to enjoy comfortable living in a vibrant community. Do not miss the chance to make this charming property your own.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: TBC

Maintenance Fee £89.97 a month

Council Tax Banding: A

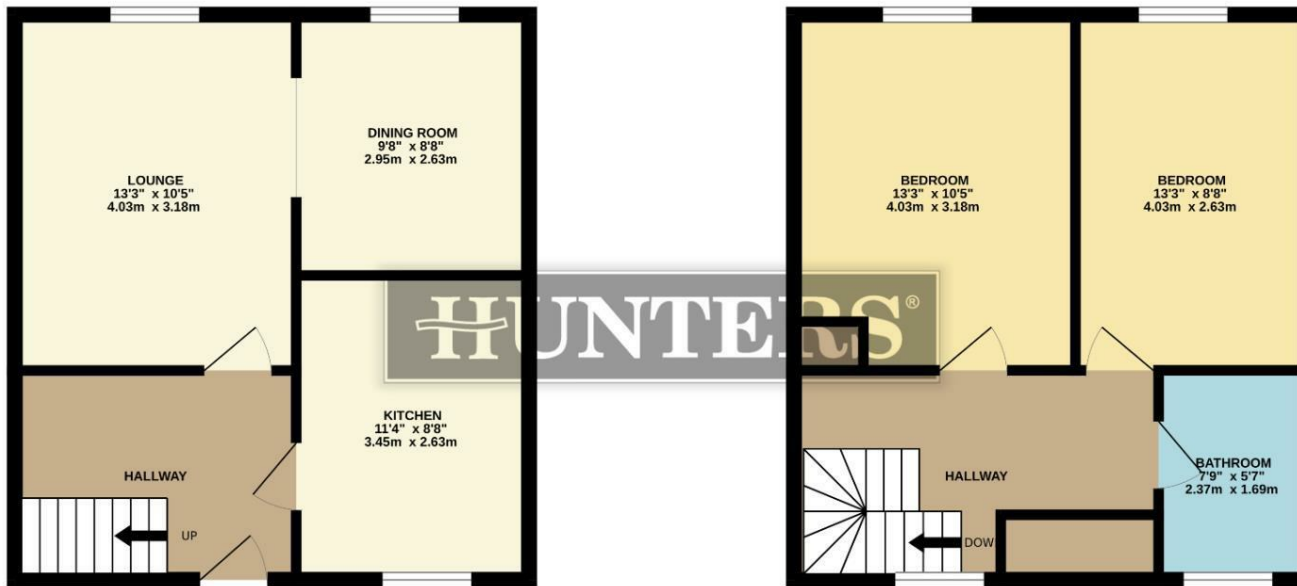
Unregistered land





GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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, 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		
(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.