



Cheltenham Mount, Harrogate, HG1 1DP

£240,000

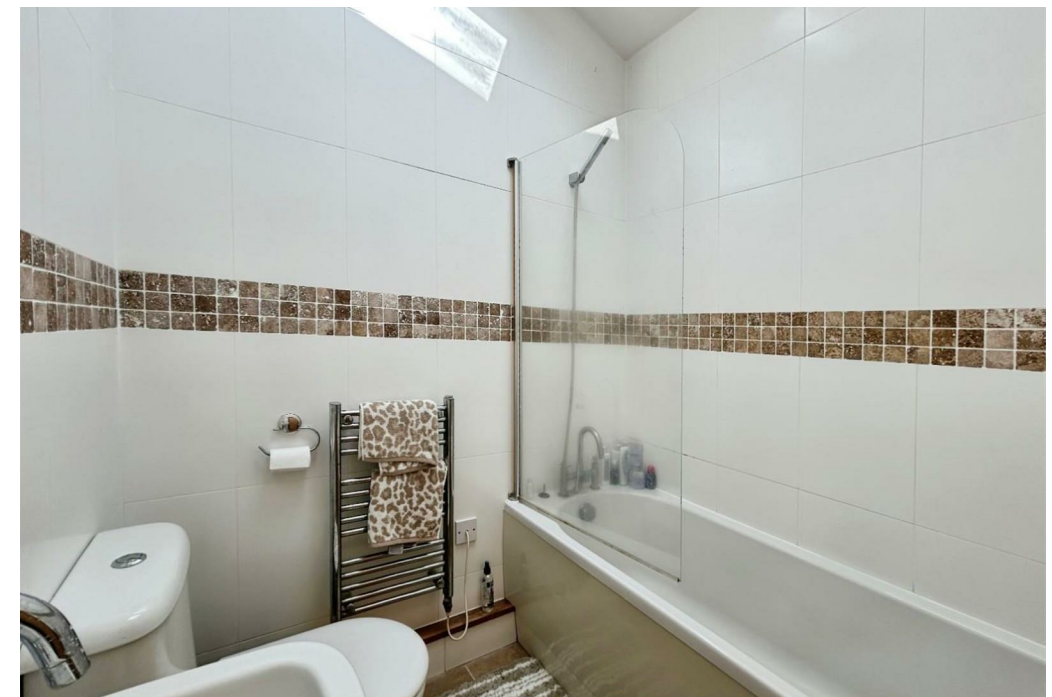


- NO ONWARD CHAIN
- 6.85% yeild
- Town centre location
- Investors only (tenant in situ)
- Two top floor apartments (one bed and two bed)
- Council Tax Band A

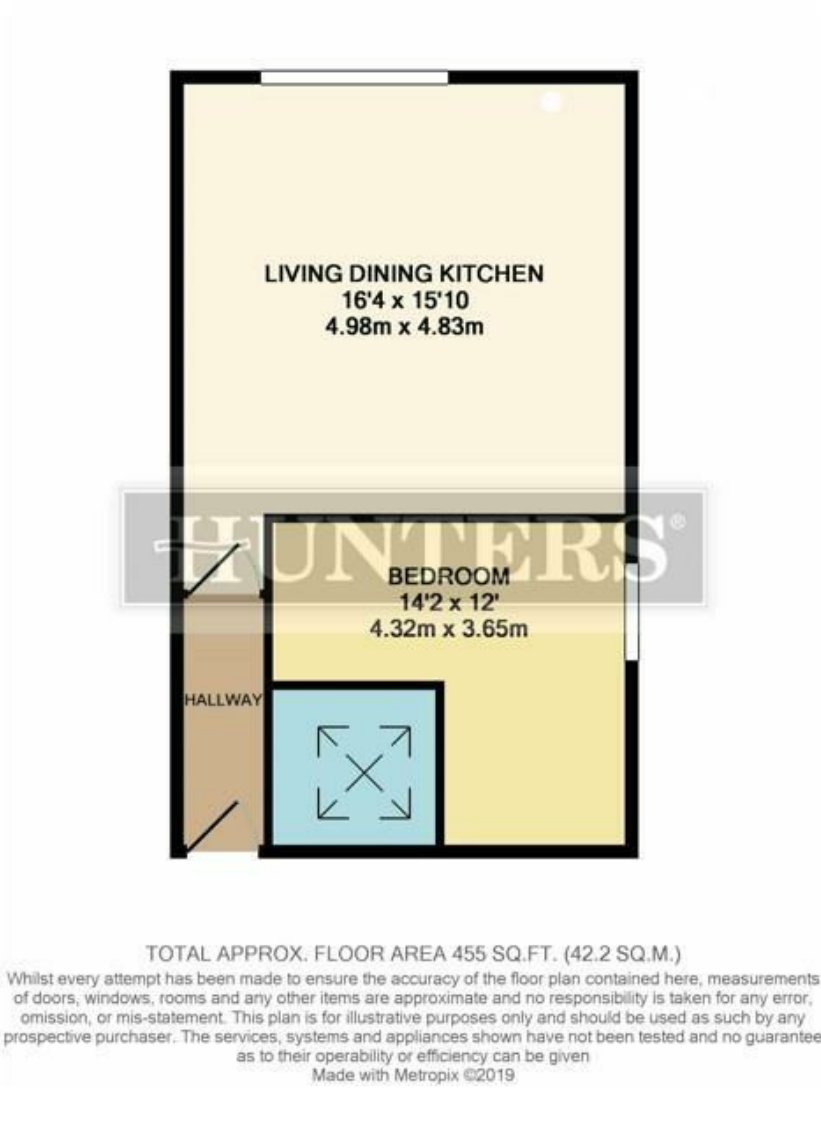
NO ONWARD CHAIN, INVESTORS ONLY, 6.85% YEILD. Located in Baines House this rare opportunity to acquire two rental apartments in a prime town centre location. This charming flat conversion features two apartments, Number 8, a two bedroom, one bathroom and one reception room top floor apartment. Number 12, a one bedroom, one bathroom and one reception room top floor apartment.

The appeal of this property is further enhanced by its proximity to local amenities, making it an ideal choice for those seeking a vibrant lifestyle. With a remarkable yield of 6.85%, this investment opportunity is not to be missed. If you are looking to expand your property portfolio, Baines House offers both charm and practicality in equal measure.

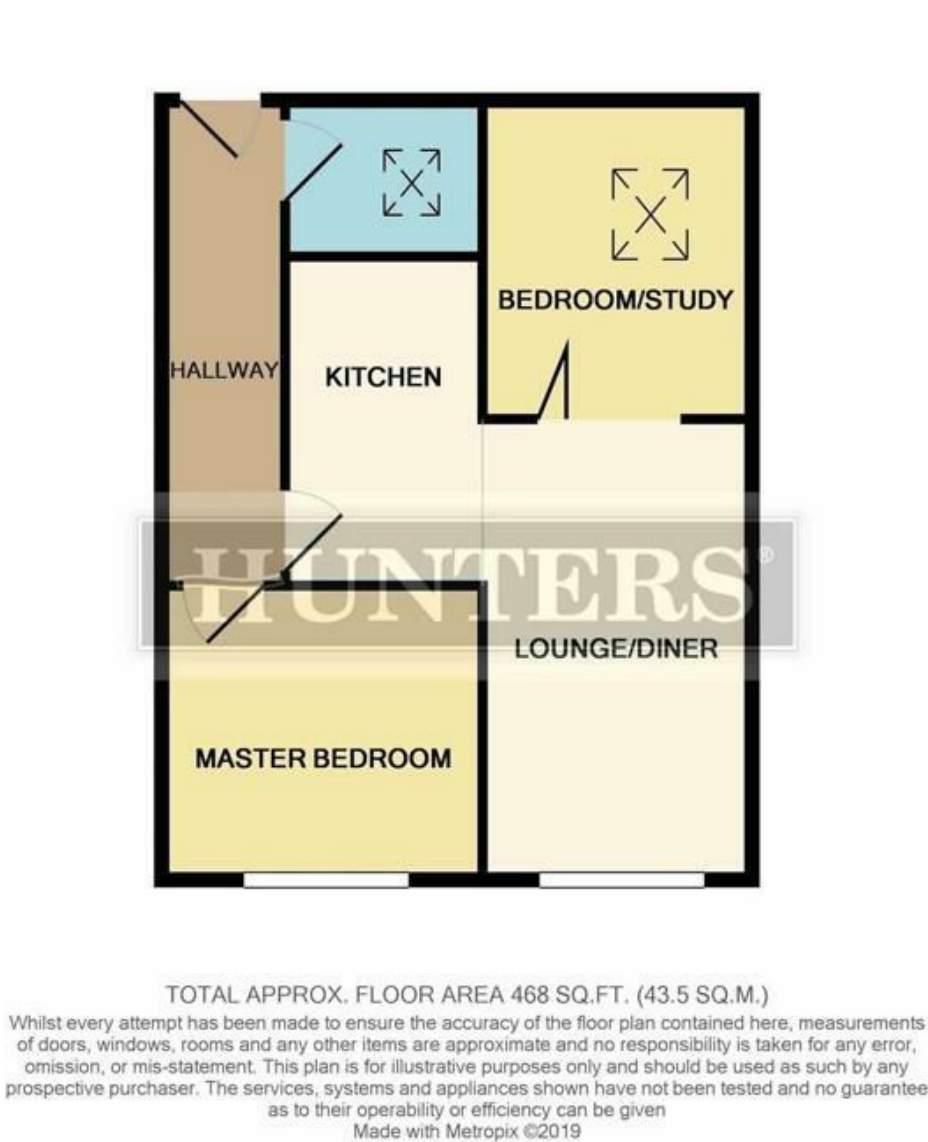
Experience the best of Harrogate living with this exceptional property, where comfort meets convenience in a desirable location.



12 Baines House



8 Baines House



EPC
Flat 8:
Energy rating C
This property produces 1.9 tonnes of CO2

Flat 12:
Energy rating D
This property produces 2.1 tonnes of CO2

Material Information - Harrogate
Tenure Type: Leasehold
Leasehold Years remaining on lease: 987
Leasehold Annual Service Charge Amount £
Leasehold Ground Rent Amount £
Council Tax Banding: A

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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.