



## East Parade, Harrogate, HG1 5LT

- NO ONWARD CHAIN
- Ideal for first time buyers or investors
- Two double bedrooms
- Modern bathroom
- Viewing highly recommended

- Well presented & spacious first floor apartment
- Modern breakfast kitchen
- Bedroom one en-suite
- Close to local amenities
- Council Tax Band B

**Guide Price £230,000**





# East Parade, Harrogate, HG1 5LT

## DESCRIPTION

NO ONWARD CHAIN. Located on East Parade, this delightful flat offers a perfect blend of comfort and convenience. With two spacious bedrooms, including bedroom one complete with an en suite bathroom, this property is ideal for both individuals and small families seeking a tranquil living space.

The flat features a well-appointed reception room, providing a welcoming area for relaxation and entertaining guests. The additional bathroom ensures that there is ample space for everyone, enhancing the practicality of the home.

Residents will appreciate the beautifully maintained communal gardens, which offer a serene escape from the hustle and bustle of daily life.

Moreover, this property is conveniently located close to local amenities, ensuring that shops, cafes, and essential services are just a short walk away. This prime location not only enhances the lifestyle of its residents but also adds to the overall appeal of the flat.

EPC

Energy rating D

This property produces 4.5 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 102

Leasehold Service Charge Amount £75pcm

Council Tax Banding: B

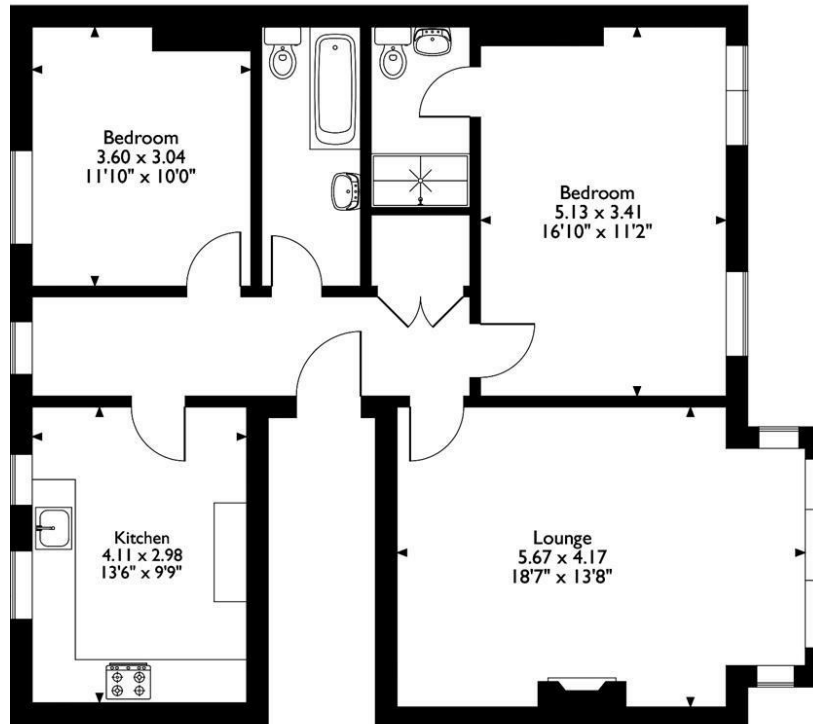








Flat 2 44 East Parade, Harrogate,  
North Yorkshire  
Approximate Gross Internal Area  
85 Sq M/915 Sq Ft



**First Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Viewings

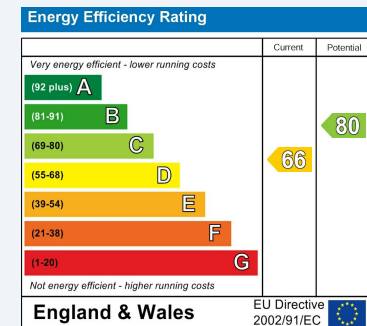
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.