



Norwich Drive, Harrogate, HG3 2TQ

- Ideal for first-time buyers or those looking to downsize
- Open plan lounge and dining area
- Off road parking included
- Good access to public transport
- Early viewing highly recommended
- Two spacious double bedrooms
- Modern bathroom
- Close to local shops, cafes, and other amenities
- Low-maintenance home with a practical layout
- Council Tax Band A

Guide Price £170,000



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DESCRIPTION

Located on Norwich Drive, this apartment presents an excellent opportunity for first-time buyers or those looking to downsize. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The well-designed open plan lounge and diner create a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The apartment features a modern bathroom, ensuring convenience and comfort for its residents. Additionally, off-road parking is available, a valuable asset in this sought-after location.

Situated close to local amenities and transport links, this property offers easy access to shops, cafes, and public transport, making it an ideal choice for those who appreciate both convenience and community.

With its appealing layout and prime location, this apartment is a wonderful opportunity not to be missed. Whether you are embarking on your journey as a homeowner or seeking a more manageable living space, this property is sure to meet your needs.

EPC

Energy rating C

This property produces 2.1 tonnes of CO₂

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 98

Leasehold monthly Service Charge Amount and Ground

Rent £54.73

Council Tax Banding: A





70, Norwich Drive, Harrogate, HG3 2TQ, GB



Floor Plan

Floor area 60.1 sq.m. (646 sq.ft.)

Total floor area: 60.1 sq.m. (646 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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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

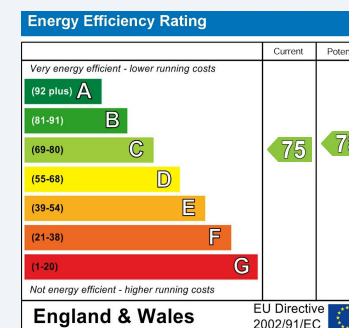
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.

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