



Leeds Road, Harrogate, HG2 8AY

- NO ONWARD CHAIN
- Well-maintained and ready to move into
- Spacious living areas
- Neutral décor providing a blank canvas to personalise
- Early viewing highly recommended
- Ground floor apartment, easy access
- Garage and allocated parking space
- 2 well-proportioned bedrooms
- Prime Leeds Road location
- Council Tax Band C

Guide Price £220,000



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DESCRIPTION

NO ONWARD CHAIN. A well-presented and well-maintained two-bedroom ground floor apartment, situated in a sought-after position close to Harrogate town centre. The property is ready to move into and would suit first-time buyers, downsizers or investors alike.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge with ample natural light, a fitted kitchen, two well-proportioned bedrooms, and a modern bathroom. The apartment has been well cared for throughout and offers a comfortable and practical living space.

Externally, St Marks Court benefits from attractive communal gardens, its own garage and private parking space, as well as easy access to local shops, schools and transport links.

This is a fantastic opportunity to purchase a ready-to-move-into apartment in a highly desirable Harrogate location.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

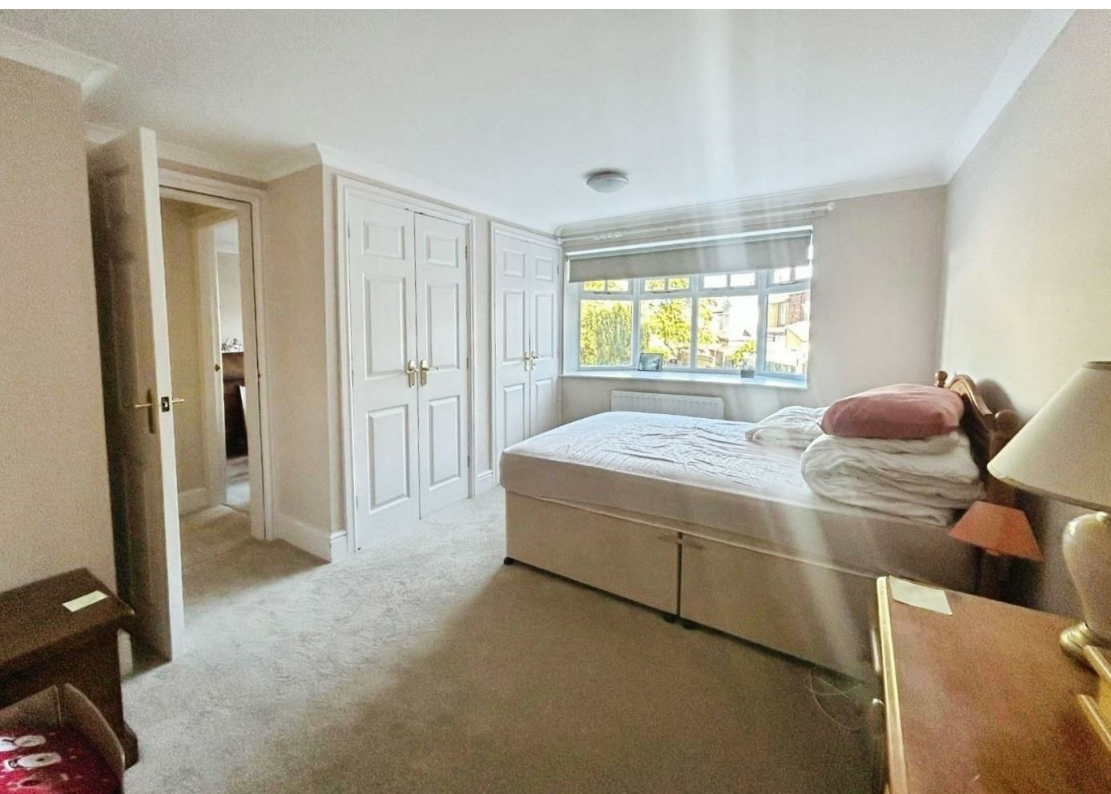
Leasehold Years remaining on lease: 97

Leasehold Annual Service Charge Amount £

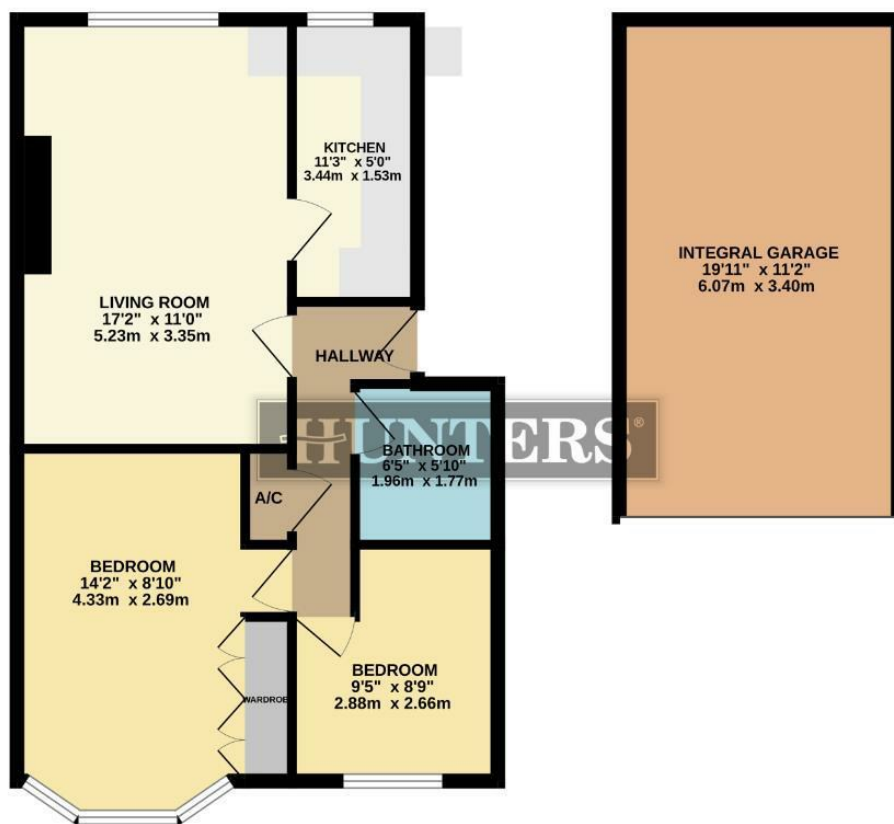
Leasehold Ground Rent Amount £

Council Tax Banding: C





GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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 misstatement. 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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

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.

