



WINDSOR COURT

PROPERTIES



Property

The Byre Coppice Farm Court Chatsworth Grove Harrogate HG1 2AS







GUIDE PRICE £399,950

A very well presented two bedroom end of town house close to local amenities with the benefit of a single garage, gas central heating, upvc double glazing, comprising... Entrance, spacious living room with feature fireplace, modern fitted dining kitchen with door to rear garden, two double bedrooms, bathroom with shower over bath, garden front and rear, single garage **TENURE** Freehold.

FIXTURES AND FITTINGS Are to be negotiated separately.

SERVICES All mains services are connected.

RATING AUTHORITY Harrogate Borough Council

VIEWING ARRANGEMENTS Strictly by appointment through Windsor





- 2 Double Bedrooms
- 2 Parking Spaces
- Large Lounge
- Courtyard To The Rear
- Open Plan Kitchen
 Diner
- Conservatory





Gross internal floor area (approx.): 109.2 sq m (1,176 sq ft) Not to Scale. Copyright © Apex Plans.

The Old Post Office, 81-83 High Street, Knaresborough HG5 0HL "Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. T: 01423 869584 F: 01423 865671 E: wcourt@btopenworld.com www.windsorcourtproperties.co.uk

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".

