



The Adelphi, Cold Bath Road, Harrogate, North Yorkshire, HG2 0NT

£240,000

A modern, stylish and spacious (790sqft) 2 double bedroom first floor apartment. Prestigious over 55s development. Desirable Cold Bath Road location.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this modern and smartly presented, 2 double bedroom, 2 bathroom apartment within this desirable over 55s development. Excellent Cold Bath Road location. Features include: PVCu double glazing, modern decoration, stylish fixtures, spacious rooms and ample storage. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, space, communal facilities, layout and value.

PROPERTY SUMMARY

The accommodation includes an entrance hallway, lounge, breakfast kitchen, two double bedrooms, en-suite and shower room. The building provides a range of communal facilities, including spacious and comfortable residents' lounge areas for socialising. Externally, the development offers communal gardens with seating areas, as well as a car park.

LOCATION

The property is situated on Cold Bath Road, in this desirable and convenient area of South Harrogate. Cold Bath Road offers plentiful shops and amenities, including a Sainsbury's Local directly opposite. There is also convenient access onto the famous Stray, Valley Gardens and The Pinewoods, ideal for walks and nature. Central Harrogate is within walking distance, and offers a wide array of restaurants, bars, shops and facilities. The North Yorkshire spa town of Harrogate has often featured as one of the most sought after places to live in the UK. Popular with residents and tourists Harrogate is an ideal base for those keen to explore the Yorkshire Dales and surrounding countryside. There are excellent road, rail and bus links to Leeds, York and beyond.

DIRECTIONS

Sat Nav location: HG2 0NT.

GROUND FLOOR

Secure communal entrance with intercom and keyfob access. Automatic opening/closing doors. Communal entrance lobby, residents' lounge and house manager office. Lift access to all floors.

FIRST FLOOR

This apartment is located along the corridor, towards the rear of the building. This floor also benefits from an additional residents' lounge/library area.

Inner Hallway

Private entrance door into a spacious central hallway. 2 useful storage cupboards.

Lounge 15' 1" x 10' 7" (4.59m x 3.22m)

Comfortable lounge with space for a dining table. Side window.

Kitchen 16' 6" x 7' 3" (5.03m x 2.21m) max.

A modern and stylish kitchen with integrated appliances and space for a washing machine. Breakfast/dining space (currently used as a study area). Rear window.



Bedroom One 19' 2" x 9' 3" (5.84m x 2.82m) max.
Large double bedroom with dressing area and fitted wardrobes. Side window.

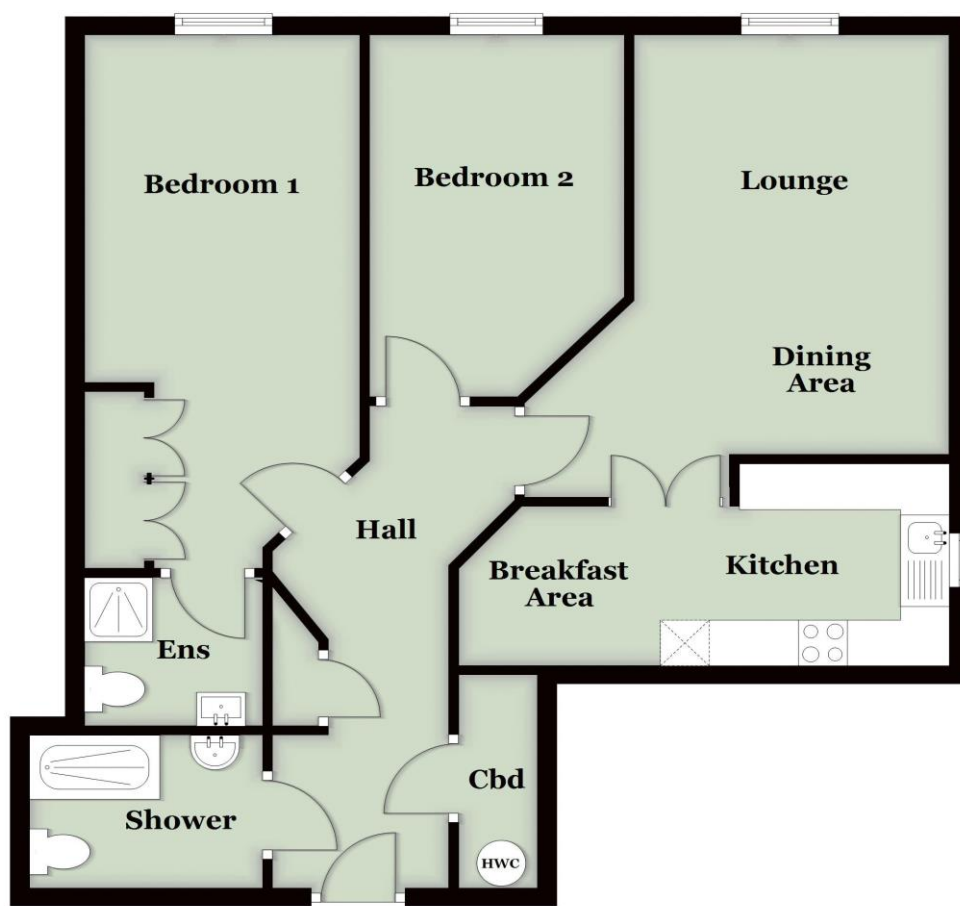
En-Suite 6' 0" x 5' 4" (1.83m x 1.62m)
Modern and stylish shower room.

Bedroom Two 10' 0" x 8' 7" (3.05m x 2.61m) max.
Double bedroom with side window.

Shower Room 7' 10" x 5' 6" (2.39m x 1.68m)
Spacious, modern and stylish shower room.



First Floor





OUTSIDE

The development has maintained gardens with lawns and seating areas. A car park provides off street parking for residents.

AGENT'S NOTES

This property is leasehold, with the remainder of a 125 year lease from 1998. The ground rent is £590 per year and service charges are approximately £492 per month. Service charge includes: building and garden maintenance, lift maintenance, buildings insurance, window cleaning, communal area upkeep, communal facilities (lounge, cctv, intercom access etc.) and a scheme manager for day to day administration and assistance. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

Tenure: Leasehold.
Council Tax Band: E.

These details were prepared / amended on: 01/08/2025

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

PROPERTY TO SELL?

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Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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	78	86
EU Directive 2002/91/EC		
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