



**Radlyn Park, West End Avenue, Harrogate, North Yorkshire, HG2 9BZ**

**£220,000**

A very spacious and well presented 2 bedroom second floor flat in this highly desirable location.  
Gas central heating. Single garage.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this very well proportioned two double bedroom second floor flat. Pleasantly situated on this desirable and leafy street close to The Stray and amenities. Features include: gas central heating, generous room sizes, neutral décor and plentiful natural daylight. The property is well presented, yet offers excellent scope to update the kitchen and bathroom to personal tastes. There are also wood framed double glazed windows, which could be enhanced by replacing with modern PVCu windows. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, space, presentation, potential and value.

## PROPERTY SUMMARY

The accommodation includes a spacious central hall, large lounge diner, kitchen, two double bedrooms, bathroom and separate WC. Externally there are communal gardens and this flat benefits from a single garage to the rear.

## LOCATION

Situated in this established and desirable 'south side' location, benefiting from easy access onto The Stray and into Harrogate's vibrant town centre, and the many amenities and transport links on offer there. The North Yorkshire spa town of Harrogate is consistently voted one of the best places to live in the UK, and offers an excellent choice of shops, restaurants, bars and tourist attractions. Popular with residents and tourists, Harrogate is an ideal base for those keen to explore the Yorkshire Dales and surrounding countryside. There are excellent transport links to Leeds, York, Knaresborough and beyond, making this location it a popular choice with commuters.

## DIRECTIONS

Sat Nav location: HG2 9BZ.

## GROUND FLOOR

Communal entrance with secure intercom system.  
Inner stairs to all floors.

## SECOND FLOOR

Communal landing with private entrance door into:

### Inner Hall

Spacious inner hallway with access to all rooms, a useful storage cupboard and an airing cupboard housing the combi boiler.

**Lounge / Dining Room** 20' 6" x 11' 10" (6.24m x 3.60m) plus bay and entranceway.

A spacious 'L' shaped living room with ample space for seating and dining, or a home office area. Front and side windows and feature focal point fireplace.

**Kitchen** 13' 3" x 8' 2" (4.04m x 2.49m)

Fitted units with space for a cooker, washing machine, fridge and freezer. Side window.





**Bedroom One** 12' 10" x 9' 6" (3.91m x 2.89m)

Double bedroom with front window and fitted wardrobe.

**Bedroom Two** 11' 0" x 10' 5" (3.35m x 3.17m)

Double bedroom with front window and fitted wardrobe.

**Bathroom** 6' 1" x 5' 9" (1.85m x 1.75m)

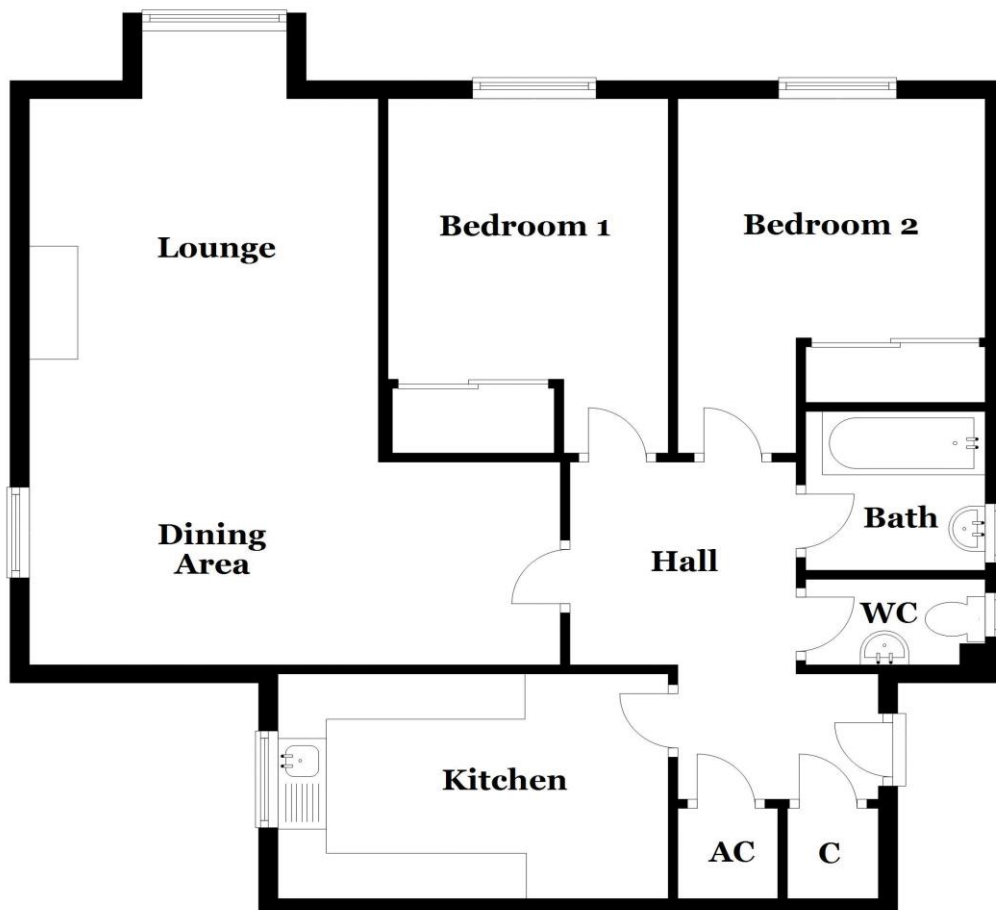
Fitted coloured bath and basin with shower over the bath. Side window.

**Separate Toilet** 6' 1" x 2' 10" (1.85m x 0.86m)

Coloured suite with toilet and basin. Side window.



## Second Floor





## OUTSIDE

The flats sit within attractive and maintained communal grounds. There are garage blocks to the rear, where this flat benefits from a single garage.

## AGENT'S NOTES

The flat is leasehold and has the remainder of a 999 year lease from 1982. We have been informed that current charges are: Ground rent of £20 per year and a monthly service charge of £110.32 (including a sink/reserve fund contribution of approx. £23). The service charge and reserve fund covers: Buildings insurance, water rates, communal gardens maintenance, communal landing areas maintenance, external building maintenance, roofing/guttering, window painting, window cleaning and a communal TV aerial. The property is currently tenanted and managed by a local letting agency. The monthly rent is £850pcm on a fixed term AST until 26/4/2023. Further details available on request.

**Tenure:** Leasehold.

**Council Tax Band:** D.

These details were prepared / amended on: 07/11/2013

### 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?

We sell successfully for clients throughout Yorkshire & surrounding areas.

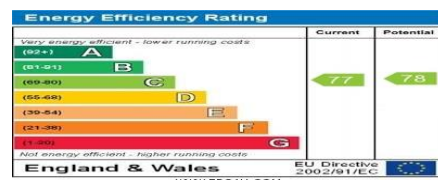
We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

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](http://www.dalesandshires.com) for full details.

## Viewing / Offer Process:

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



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