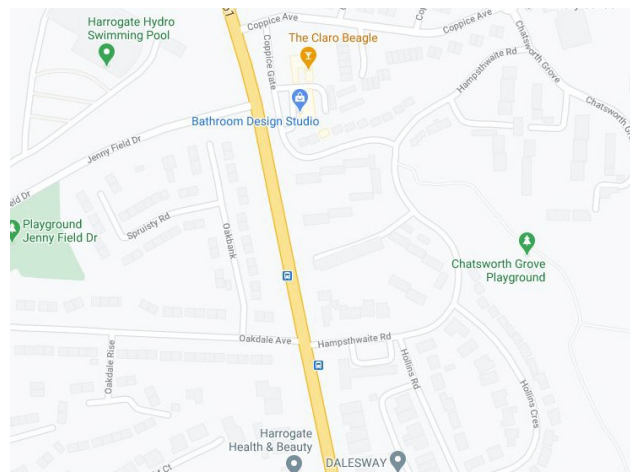


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate town centre proceed down the A61 Ripon Road. Before reaching the traffic lights at Jennyfields Drive turn right into Hampsthwaite Road where number 89 can be found on the left hand side.

89 Hampsthwaite Road, Harrogate

£157,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myrings.property

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

Forming part of a purpose built block within a few minutes walk of the town centre, this well presented second floor flat with two double bedrooms also benefits from having a large garage.

With intercom entry system, the building opens to a communal entrance and staircase. The flat itself opens to a central entrance hall with two useful storage cupboards. The living room is large enough for lounge and dining space, and with stylish oak flooring it has a large picture window looking out over the neatly maintained communal gardens. The adjoining kitchen is fitted with modern units and has some integrated appliances. Both bedrooms are well-proportioned doubles and the shower room presents a large walk in enclosure and contemporary sanitary ware. The garage is exceptionally large so there is

space for a work shop are having power, light and remote door. In addition there is a shared garden room to the ground floor which opens on to a patio area and the communal gardens.

Hampsthwaite Road is located on the outskirts of Harrogate's town centre which is only a few minutes walk and offers many attractions such as boutique shopping, an excellent range of restaurants and bars and the 200 acre Stray Parkland. The town is also renowned for it's reputable schools for all ages which are mostly within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
2 minutes by foot



Main Roads
A1M 8.5 miles



Train
Harrogate 0.9 miles



Airport
Leeds Bradford 13.6 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

Mains electricity, water and drainage are connected to the property. Heating is electric

Rating Authority

Harrogate Borough Council Tax Band A

Tenure

Leasehold