



Skipton Road, Harrogate, HG1 4LJ

- Attractive two-bedroom duplex apartment located on Skipton Road
- Bright and spacious reception room with ample space for both living and dining
- Modern kitchen featuring a stylish breakfast bar
- Two well-proportioned bedrooms offering comfortable accommodation
- Early viewing highly recommended
- Ideal for couples, small families, or investors
- Large windows provide excellent natural light throughout the living area
- Contemporary bathroom fitted with modern fixtures and fittings
- Located close to Harrogate town center and public transport links
- Council Tax Band A



Guide Price £210,000

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DESCRIPTION

Located on Skipton Road, this duplex apartment offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat in a vibrant town.

The property has a bright and airy reception room that serves as the heart of the home. This inviting space is perfect for relaxation and entertaining, with ample room for a dining table, making it an excellent spot for hosting friends and family. The natural light that floods the room creates a warm and welcoming atmosphere.

The kitchen is a standout feature of this flat, boasting a stylish breakfast bar that invites casual dining and morning coffee moments. It is well-equipped with integrated dishwasher, washing machine and fridge freezer and designed to cater to all your culinary needs, ensuring that cooking is a pleasure rather than a chore.

The bathroom is conveniently located and designed with modern fixtures, providing a comfortable space for your daily routines. The property also benefits from additional landing and under eaves storage.

A particular benefit of this apartment is that the front garden is included in the ownership, providing a pleasant outdoor space that can be enjoyed privately.

This flat not only offers a comfortable living space but also benefits from its prime location in Harrogate, known for its beautiful parks, historic architecture, and a variety of shops and restaurants.

In summary, this flat on Skipton Road is a wonderful opportunity for those looking to enjoy the best of Harrogate living. With its light-filled rooms, modern amenities, private front garden, and welcoming atmosphere, it is a property that truly feels like home.



EPC

Energy rating C

This property produces 2.1 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold - Share of Freehold

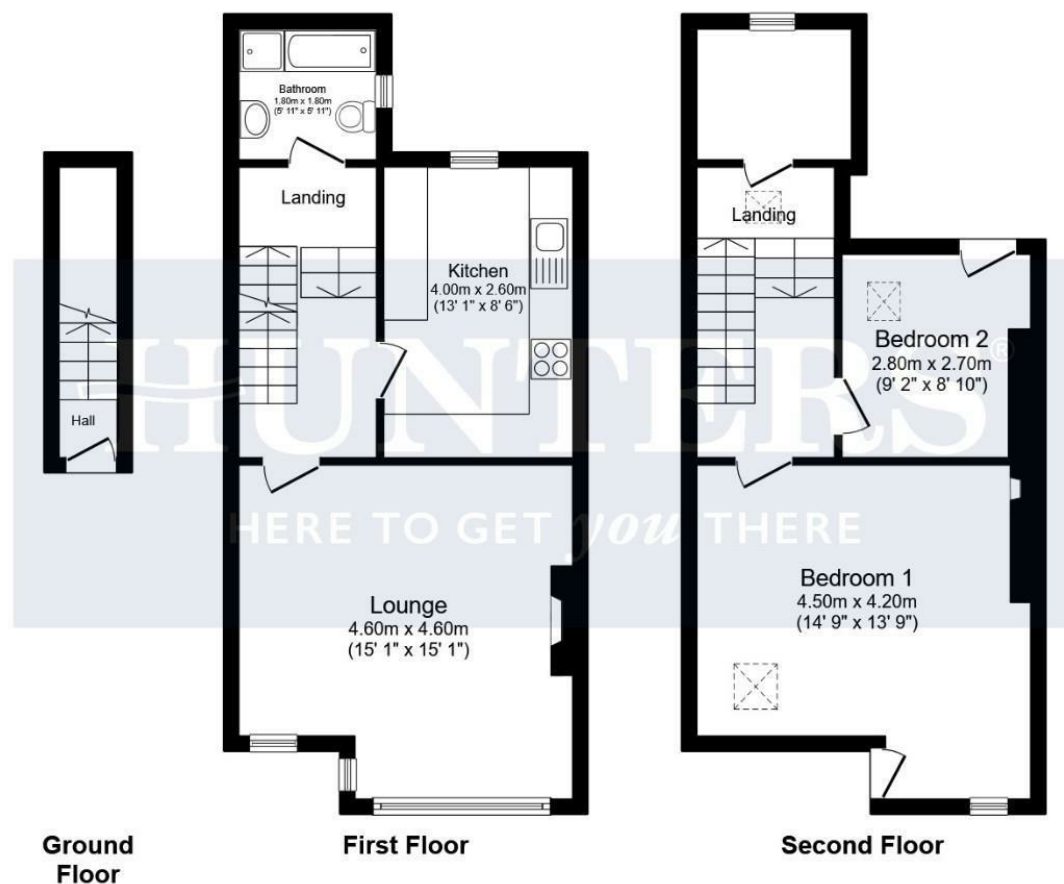
Leasehold Years remaining on lease: 978

Leasehold Annual Service Charge Amount as and when required

Leasehold Ground Rent Amount £1

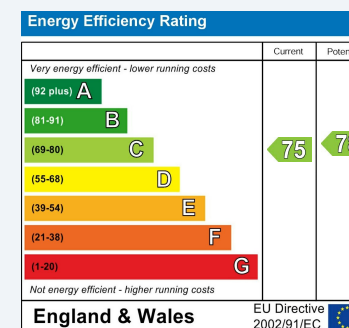
Council Tax Banding: A





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.



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.

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.



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