



Hampsthwaite Road, Harrogate HG1 2DU

welcome to

Hampsthwaite Road, Harrogate

A ground floor apartment close to Harrogate Town Centre; with intercom entry, communal gardens, garage, lounge, kitchen, bathroom, and double bedroom. Conveniently placed for local shops, cafés, transport links, and leisure facilities, it offers a practical option for first-time buyers or investors.

Communal Entrance Hall

Post box, bin store area and a storage cupboard.

Entrance Hall

The hallway provides access to all rooms and includes a useful storage cupboard and radiator. A fitted fire safety door adds extra peace of mind.

Lounge

A well-proportioned lounge with a rear-facing double-glazed window offering pleasant views over the communal gardens. The room also includes a radiator and a useful storage cupboard.

Kitchen

The kitchen is fitted with a range of wall and base units, incorporating a sink and drainer beneath a front-facing double-glazed window. Additional features include a radiator and extractor, with designated space for a cooker, washing machine, and fridge/freezer.

Bedroom One

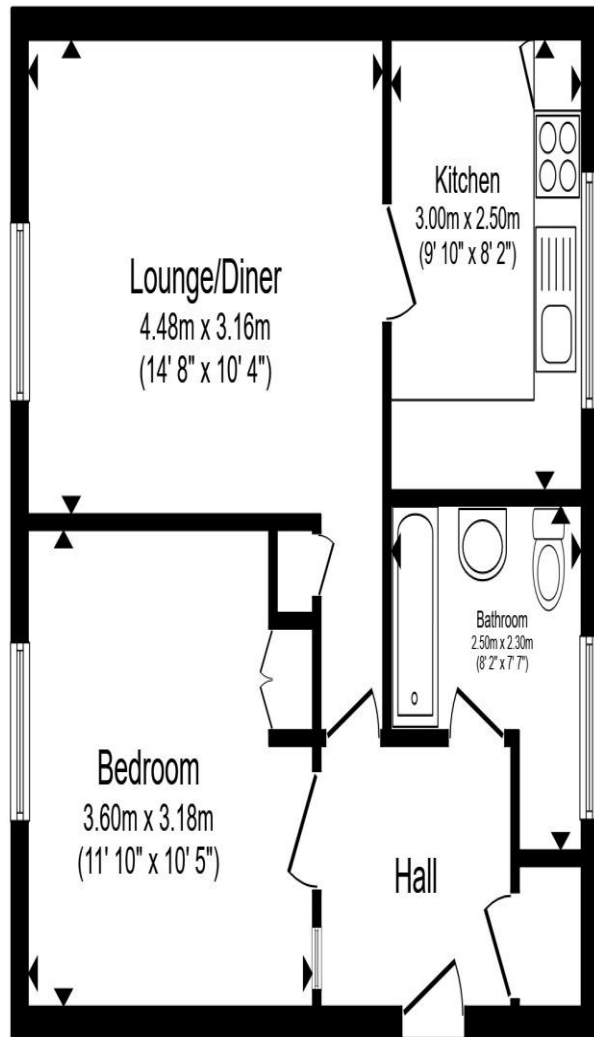
A comfortable double bedroom with a rear-facing double-glazed window, fitted sliding wardrobe providing ample storage, and a radiator.

Bathroom

The bathroom is fitted with a bath and shower over, front-facing double-glazed window, W/C, and wash basin. Additional features include a heated towel rail and extractor fan, providing both comfort and ventilation.

Garage

The property benefits from a single garage, located within a block to the rear of the building, providing useful parking or storage.



Total floor area 45.0 m² (485 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Hampsthwaite Road,
Harrogate

- *INTERNALS COMING SOON*
- Ground floor one bedroom apartment in purpose-built block
- Walking distance to Harrogate Town Centre
- Intercom entry system for security
- Well-maintained communal gardens
- Garage

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1440.00

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 14 Jan 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£135,000



view this property online williamhbrown.co.uk/Property/HRG107405



Property Ref:
HRG107405 - 0003

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