



**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**

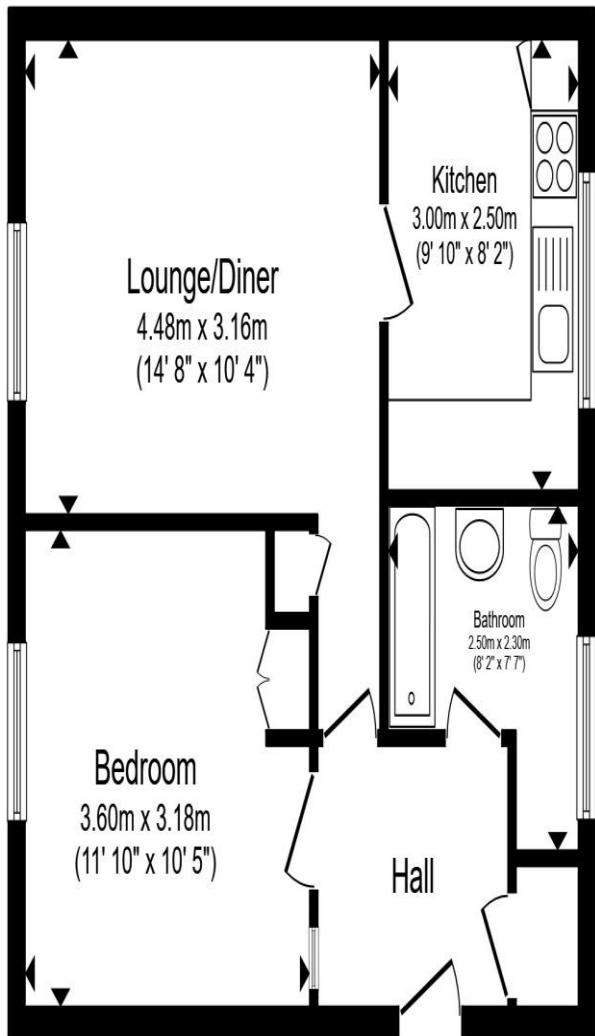
A comfortable double bedroom with a rear-facing double-glazed window, fitted sliding wardrobe providing ample storage, and a radiator.

### **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 m<sup>2</sup> (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](http://www.propertybox.io)



welcome to

## Hampsthwaite Road, Harrogate

- \*INTERNAL 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](http://williamhbrown.co.uk/Property/HRG107405)



Property Ref:  
HRG107405 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01423 502282**



harrogate@williamhbrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



**williamhbrown.co.uk**