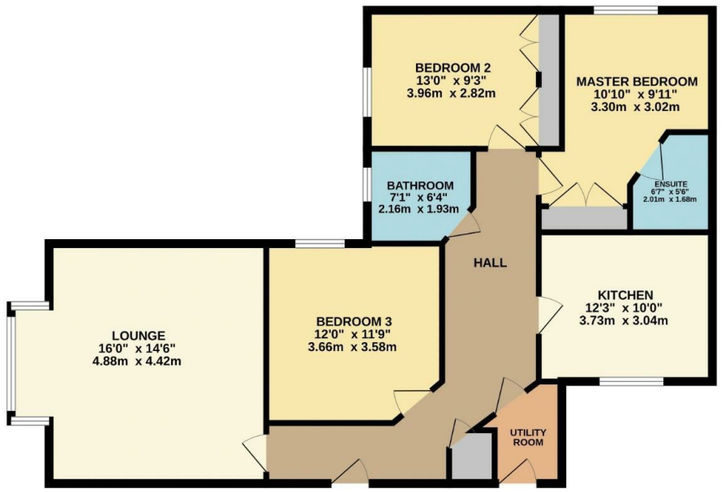
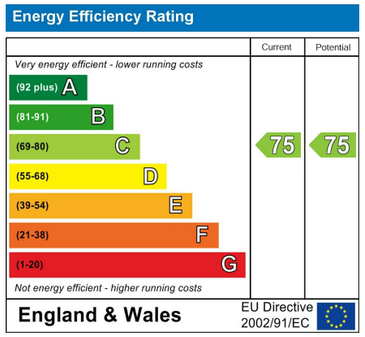
Floor Plan

GROUND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069sq.ft. (99.3 sq.m.) approx.

Energy Performance Certificate



Directions

Proceed up Cold Bath Road and turn left onto Queens Road where the property is easily found on the left-hand side.

Council Tax Band E Tenure Leasehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£435,000

1 The Limes Queens Road, Harrogate, HG2 0QD

3 Bedroom Apartment

A purpose built three bedroom ground floor luxury apartment located between Beech Grove Stray and Cold Bath Road that has been updated by the current owners and offered with no onward chain.
Internal inspection strongly recommended.





HOPKINSONS
ESTATE AGENTS
16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

With a secure video entry phone system the property briefly comprises; useful external storage cupboard with key safe and letterbox There is a private entrance door that leads to a spacious reception hall with a useful walk in airing cupboard with hot water cylinder. This well presented apartment features a spacious lounge with wide walking bay overlooking the front gardens. There is an electric stove set to a central fireplace.

Bedroom three has been previously used as a dining room. Opposite there is a modern fitted kitchen with integrated dishwasher and an updated fridge freezer fitted in January 2024. There is an electric double oven with a four ring gas hob and extractor fan over. There is a good range of fitted storage cupboards that are illuminated to the eyelevel. Separate utility room with a sink unit updated December 2023 boiler and a Hoover branded washing machine and Bloomberg dryer.

There is a spacious Master bedroom with two fitted double wardrobes and an ensuite shower room. Additionally, there is a further double bedroom (no 2) with three fitted double wardrobes. luxury house bathroom with shower fitted over the bath.

Outside there are commonly maintained well presented gardens. There is a bin store area and private allocated parking space. The property offers an opportunity to acquire a ground floor apartment within a short walk of the Beech Grove Stray. Additionally and only a short walk away there are shops that cater for most daily needs on Cold Bath Road.

Surrounding Area
Harrogate is a popular destination with a good selection of cafés bars and restaurants. There are good road and rail networks which offer traveller and commuter quick access to Leeds York in London.

AGENTS NOTES: Between January 2024 and December 2024 the annual service charge was £2436 - NO PETS

















