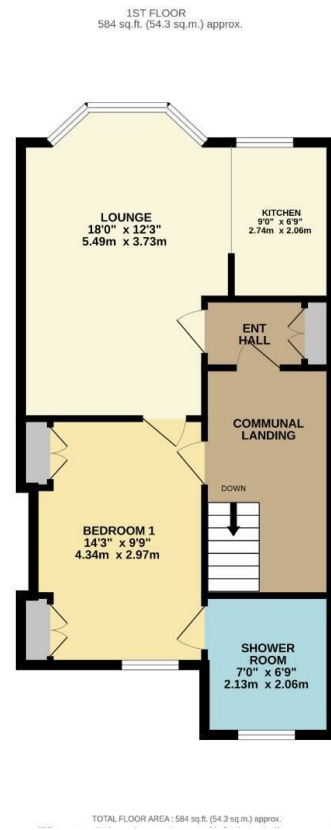


Floor Plan



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Directions

Proceed out of Harrogate on Kings Road passing Brio restaurant and Cold Bath Road Brewery and the property is on the right hand side. The parking is to the rear of the property accessed via Strawberry Dale Avenue.

Council Tax Band A 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.



£195,000

Flat B, 48 Kings Road, Harrogate, HG1 5JR

1 Bedroom Apartment

A very well presented one bed roomed first floor apartment with a car park behind and benefitting from superb central location within walking distance of Harrogate's town centre, it's wide range of amenities and fantastic transport links with regular bus services and train links to Leeds, York and London Kings Cross. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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

Description

The Property

Ideal for either first time buyers, investors or as a lock up and leave, with electric ceramic wall heaters, electric boiler and double glazing the living accommodation comprises; secure communal entrance with stairs leading up to the private entrance door, entrance hall with useful storage cupboard, open plan living kitchen with lounge area with feature fireplace and bay window. The kitchen includes, electric hob, single oven, space for a fridge freezer and plumbing for a dishwasher or a washing machine.

The spacious double bedroom has fitted wardrobes either side of the bed creating great storage and a door leading into the modern shower room with walk in shower, w/c and hand basin.

Outside

Outside to the rear of the property there is off street parking spaces available on a first come first served basis.

Surrounding

With a superb location with an easy reach of Harrogate's town centre and its wide range of a shops, restaurants, bars and also benefitting from superb transport links via bus to Leeds, Ripon and Knaresborough and via train Harrogate is on the York to Leeds line with easy links down to London King's Cross for commuters. There are also a range of coffee shops, convenience store, deli bar, sandwich shops around the corner on Westmoreland Street and within easy reach of the Stray for walks, with or without dogs.

AGENTS NOTES: The Service Charge is £144.99 pcm including the £12 a year for Ground Rent. There is a 99 year lease which has recently been renewed. Furniture can also be included as part of the sale.

