



Clark Beck Close, Harrogate, HG3 1RS

- Newly refurbished first floor apartment
- Private off road parking for one car
- Two double bedrooms
- Located in the centre of Pannal
- Early viewing highly recommended
- Kitchen with integrated appliances
- Attractive communal gardens
- Bedroom one benefiting from an en suite
- Walking distance to the train station
- Council Tax Band D

Guide Price £240,000

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DESCRIPTION

Located in Pannal, this spacious first-floor apartment offers a delightful blend of comfort and convenience. With two bedrooms, including bedroom one complete with a newly refurbished en suite bathroom, as well as built-in wardrobes providing plenty of storage, this flat is perfect for those seeking a modern living space.

The property features a well-appointed kitchen equipped with integrated appliances, making it ideal for both cooking enthusiasts and those who appreciate the ease of modern living. The open-plan reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

Residents will benefit from private parking for one vehicle, ensuring that your parking needs are met with ease. Additionally, the communal gardens offer a lovely outdoor space to enjoy the fresh air and greenery, enhancing the overall appeal of this property.

Situated within walking distance to the train station in the heart of Pannal, this apartment is perfectly positioned for commuters and those who enjoy the convenience of local amenities. The family bathroom is newly refurbished, further adding to the modern appeal of the home. This flat presents an excellent opportunity to experience the vibrant lifestyle that Harrogate has to offer. Don't miss the chance to make this lovely apartment your new home.

EPC

Energy rating C

This property produces 1.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 229

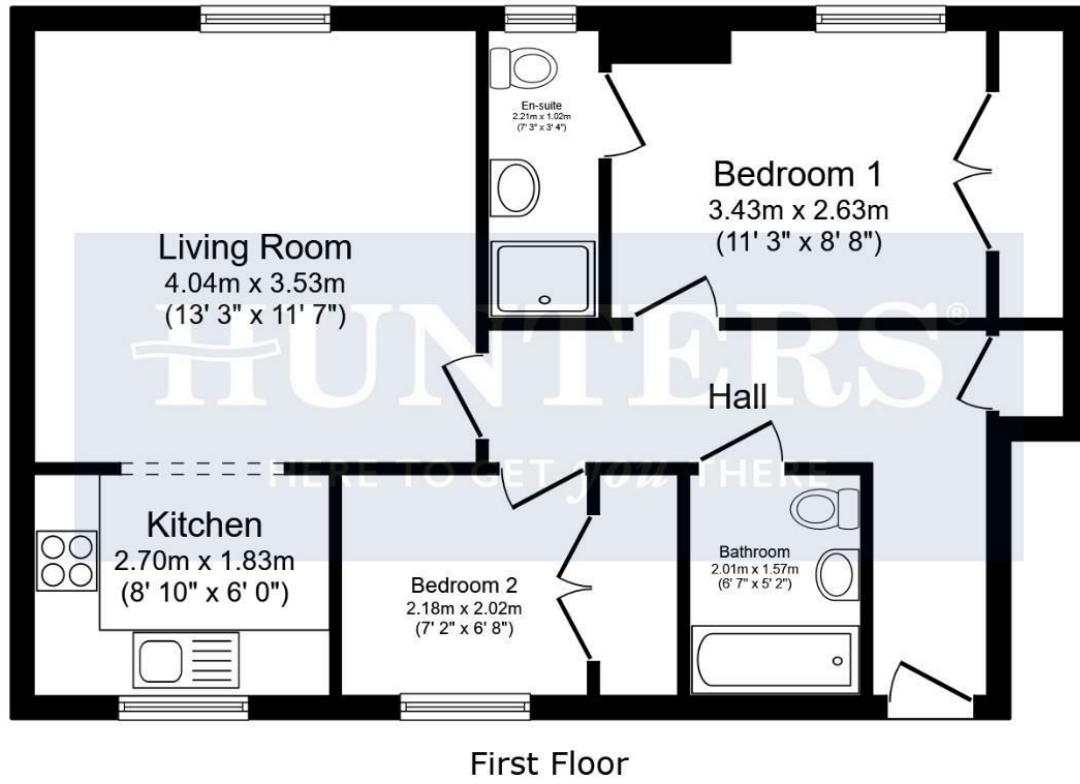
Leasehold Service Charge Amount £2,600 p.a.

Leasehold Ground Rent Amount £40 p.a.

Council Tax Banding: D







Total floor area: 55.2 sq.m. (595 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	79
(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	

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.

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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.