



Westmoreland Street, Harrogate, HG1 5AT

- Top floor flat in a central Harrogate location
- Spacious living room with space for dining
- Double bedroom
- Well presented throughout
- Convenient access to Harrogate railway station and transport links
- Within walking distance of Harrogate town centre
- Modern fitted kitchen
- Contemporary bathroom suite
- Close to shops, cafés and local amenities
- Ideal first-time purchase or buy-to-let investment

Guide Price £150,000



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DESCRIPTION

Situated on Westmoreland Street, in a convenient central Harrogate location, this well-presented top floor flat offers a practical and well-proportioned layout that will appeal to a range of buyers, including first-time purchasers, professionals and investors.

The accommodation comprises a spacious living room, providing ample space for both seating and dining areas, along with a modern fitted kitchen offering a range of storage units and work surfaces. The double bedroom is a comfortable size, while the contemporary bathroom is fitted with a modern suite.

The property has been well maintained throughout and is ready for immediate occupation, making it an attractive option for those seeking a straightforward move or an investment opportunity.

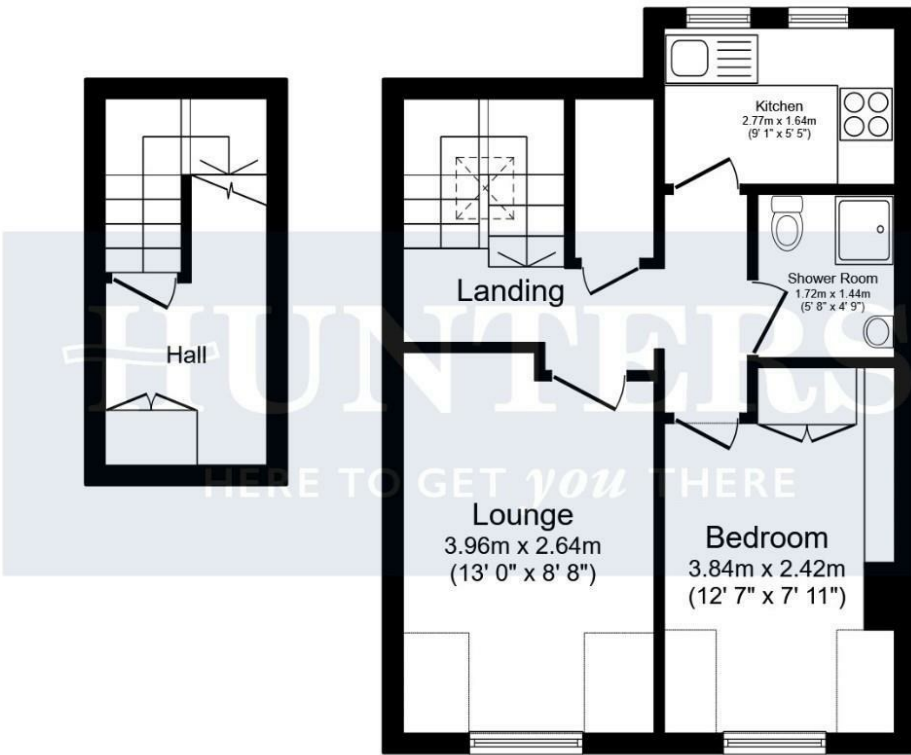
One of the property's key features is its central location. Harrogate town centre is within easy walking distance, providing access to a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. Harrogate railway station is also nearby, offering convenient transport links for commuters travelling to Leeds, York and beyond.

This top floor apartment combines comfortable living accommodation with the convenience of town centre amenities on the doorstep. It would make an ideal first home, lock-up-and-leave property or buy-to-let investment in a consistently popular Harrogate location.

Early viewing is recommended to appreciate the accommodation and location on offer.







Ground Floor

First Floor

Total floor area 53 sq.m. (570 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 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			
(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.

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.



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