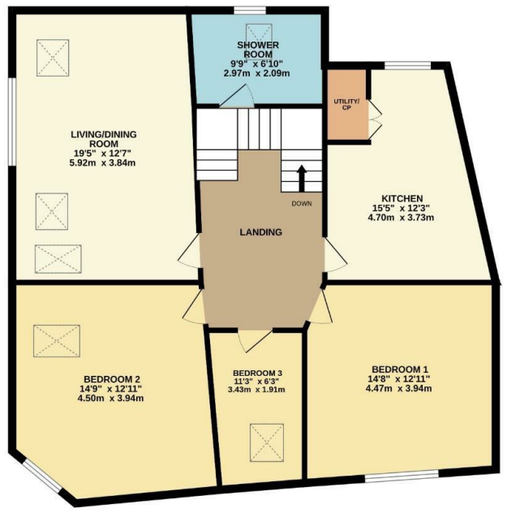
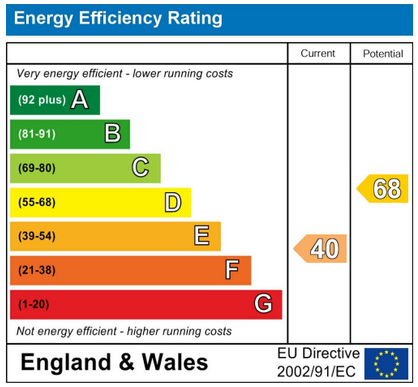
Floor Plan

2ND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.

Energy Performance Certificates



Directions

Proceed up Cold Bath Road and Heywood Road is a turning to the left where the property is the first on the left clearly marked by Hopkinsons for sale board.

Council Tax Band B 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.



£244,999

Flat 3, 1 Heywood Road, Harrogate, HG2 0LU

3 Bedroom Apartment

Investment opportunity with a tenant bringing in £1350 pcm*
A spacious well planned three bedroom top floor apartment located in one of Harrogate's most sort after near town centre locations close to a Sainsbury's supermarket, cafés, bars and town centre amenities.
No chain involved.





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

Description

This well presented apartment offers the whole of the top floor of this stylish period Victorian property and is located on the corner of Cold Bath Road and Heywood Road.

With interesting character rooms there is an overall sense of light from both conventional windows and skylights.

The accommodation comprises in more detail from a common entrance, a private first floor entrance door with an attractive return staircase leading to a spacious central hall/landing.
All the rooms are accessed off the landing the largest of which is a spacious lounge. There is a stylish modern dining kitchen with integrated appliances featuring a Kenwood dishwasher, extractor fans, four ring electric hob, fan assisted oven and a UPVC window set over a sink.

There are two spacious double bedrooms and a single bedroom that has previously been utilised as a study.

Additionally on the half landing there is a house shower room with hand wash basin, toilet and walk-in shower cubicle.

This well appointed apartment makes an ideal town centre home or investment for the buy to let market.

Harrogate is a popular term that features a good range of stylish bars, restaurants and shopping opportunities.

Nearby there is a Sainsbury's supermarket and pharmacy. Beyond there is the towns popular Valley Gardens, Pinewoods and Betty's tea rooms.

Harrogate has a good road and rail network offering the traveller and commuter quick access to Leeds, York and London.

AGENTS NOTES: Maintenance charges are 2/5ths of agreed cost which last year was £520 p/a for flat number 3. PETS ALLOWED AND SUB-LETTING ALLOWED











