







Harlow Moor Drive, Harrogate, North Yorkshire, HG2 0JY

- Tenant in situ, offering an immediate investment opportunity
- Top-floor apartment with added privacy
- Scenic views overlooking Valley Gardens
- Close proximity to local amenities
- Early viewing highly recommended
- Located on sought-after Harlow Moor Drive
- Two generously sized double bedrooms
- Easy access to nearby parks and green spaces
- Excellent access to public transport links
- Council Tax Band B

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£280,000

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DESCRIPTION

Tenant in situ. Located on Harlow Moor Drive this apartment presents an exceptional opportunity for those seeking a delightful apartment. This top-floor residence boasts two generously sized double bedrooms, providing ample space for relaxation and comfort. The apartment is designed with a spacious layout, ensuring that every corner feels inviting and airy.

One of the standout features of this property is its picturesque view overlooking the beautiful Valley Gardens, allowing residents to enjoy the serene landscape right from their home. The living area is perfect for entertaining guests or unwinding after a long day, making it a versatile space for various lifestyles.

Convenience is key, as this apartment is ideally situated close to local amenities and public transport links, ensuring that everything you need is just a short stroll away. Whether you are looking to explore the vibrant town centre or enjoy the tranquillity of nearby parks, this location offers the best of both worlds.









EPC
Energy rating D
This property produces 3.5 tonnes of CO2

Material Information - Harrogate
Tenure Type: Leasehold - Share of Freehold
Leasehold Years remaining on lease: 960
Ground Rent Amount £85.50 pcm
Council Tax Banding: B





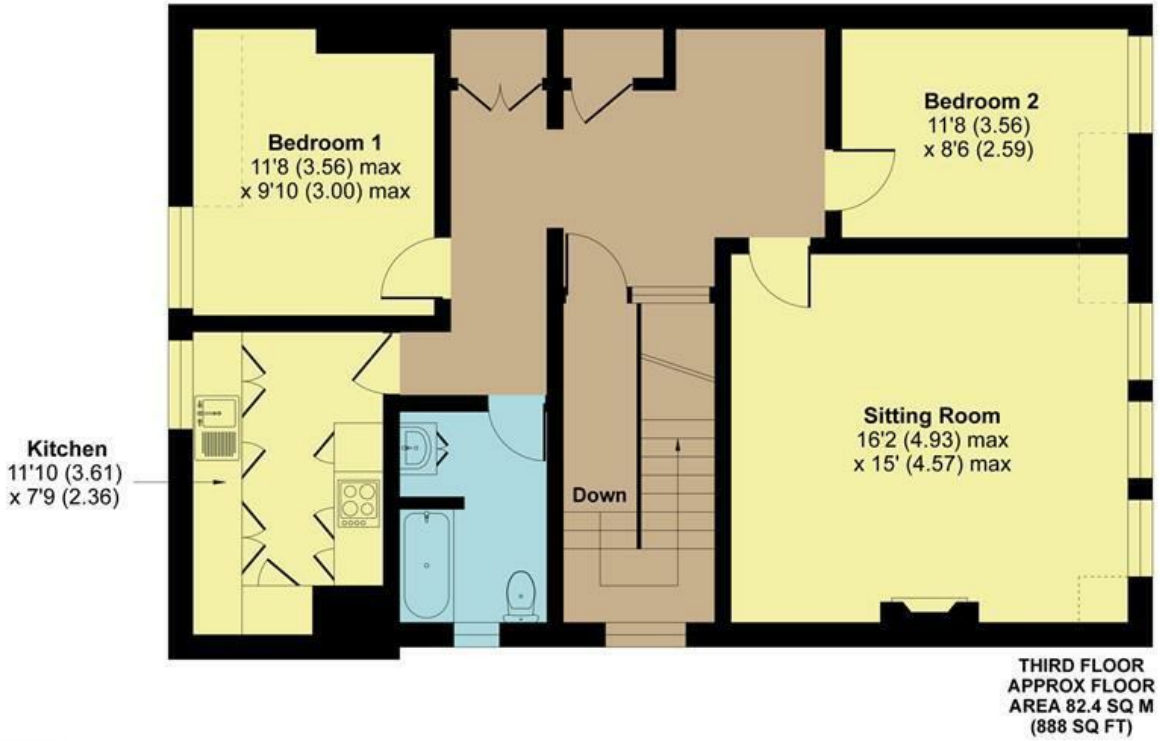




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Approximate Area = 888 sq ft / 82.4 sq m
Limited Use Area(s) = 32 sq ft / 2.9 sq m
Total = 920 sq ft / 85.4 sq m
For identification only - Not to scale

Denotes restricted head height



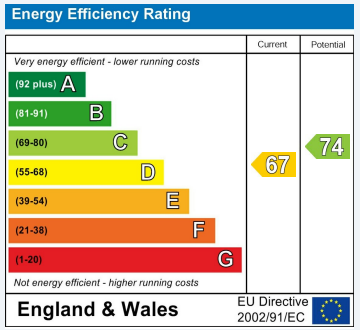
THIRD FLOOR
APPROX FLOOR
AREA 82.4 SQ M
(888 SQ FT)

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Hunters Property Group. REF: 612288

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.



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.

Viewings

Please contact harrogatelettings@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.

The Property Ombudsman

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