



Flat 5 Coppice Drive, Harrogate HG1 2JE

welcome to

Flat 5 Coppice Drive, Harrogate

Spacious and characterful two bedroom second floor apartment on a sought after tree lined street. Offering a generous living room with feature fireplace, a modern fitted kitchen with integrated appliances, two bedrooms, an en suite, a separate bathroom, additional occasional room and parking space.

Ground Floor Entrance Hall

A welcoming communal entrance hall with staircase to the second floor and access to the private entrance to the apartment.

Second Floor Inner Hall

With access from the stair case via a secure door way this inner hall has access doors to the accommodation.

Living Room

Full of character, this bright and airy living room forms the heart of the apartment, featuring a charming cast-iron fireplace, original shuttered windows, and elegant wooden flooring.

Kitchen

A well-proportioned kitchen featuring a modern range of wall and base units, wooden flooring, and three front-facing windows that provide excellent natural light. Additional features include tiled walls, a useful pantry cupboard, an inset sink and drainer, and a full suite of integrated appliances including an oven and hob with extractor, washing machine, fridge/freezer and dishwasher.

Shower Room

With a shower cubicle, WC, wash basin, heated towel rail and part tiled walls.

Master Bedroom

A good sized master bedroom with a velux window, fitted storage cupboards, radiator and door to the en-suite.

En-Suite

A useful en-suite featuring a bath with shower over.

fitted inset sink unit, WC, radiator, part tiled walls and window.

Bedroom Two

A good sized second bedroom with high ceiling, wooden floor, two front facing windows and radiator

Occasional Room

A useful additional room ideal for use as a study or occasional bedroom with a velux window, panelled walls and radiator.

Exterior

The apartment benefits from an allocated parking space.





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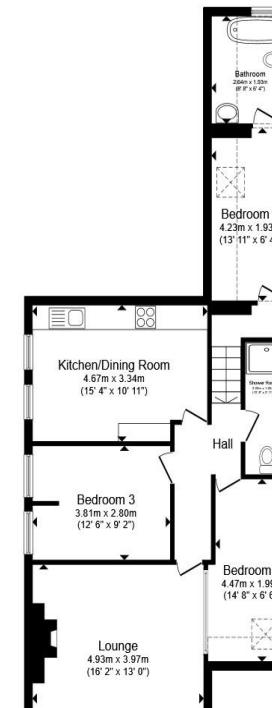
- Spacious two bedroom second floor apartment with additional study/occasional room
- Highly sought after residential location
- Modern fitted kitchen with appliances
- Good access to all the amenities of Harrogate town centre
- Allocated parking space

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Second Floor

Total floor area 82.5 m² (888 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 www.propertybox.io



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Property Ref:
HRG107620 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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