

# HUNTERS®

HERE TO GET *you* THERE



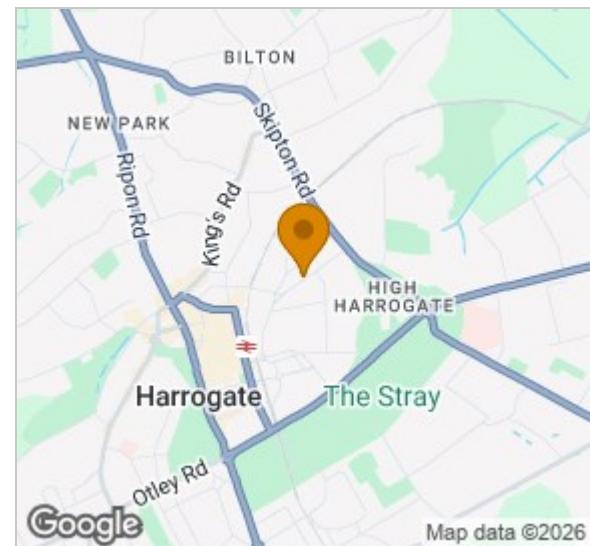
85 East Parade  
Harrogate, HG1 5LP  
Offers Over £170,000



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## Area Map



**NO ONWARD CHAIN.** Welcome to this charming flat located at 85 East Parade in the picturesque town of Harrogate. This delightful property is perfect for first-time buyers or those looking for an ideal buy-to-let investment.

As you enter, you will be greeted by a modern and inviting atmosphere that flows throughout the flat. The well-designed layout features a comfortable reception room, providing a lovely space for relaxation or entertaining guests. The flat boasts one spacious bedroom, which offers a peaceful retreat at the end of the day.

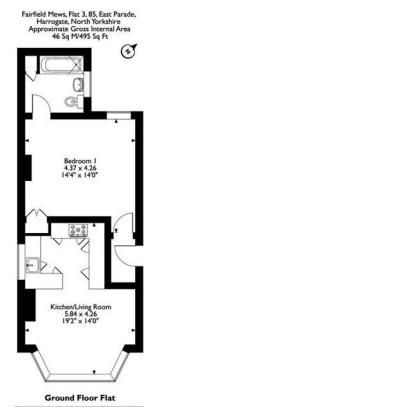
The modern bathroom and kitchen are both stylish and functional, equipped with contemporary fixtures and fittings that cater to your everyday needs. The kitchen is perfect for preparing meals, while the bathroom provides a serene space for unwinding.

Situated in a sought-after location, this property benefits from the vibrant amenities that Harrogate has to offer, including shops, cafes, and parks, all within easy reach. Additionally, the flat comes with the added advantage of private allocated parking, ensuring convenience for you and your guests.

This flat is a wonderful opportunity for anyone looking to invest in a modern property in a desirable area. Don't miss your chance to make this lovely flat your new home or investment.

- **NO ONWARD CHAIN**
- Rental price £950pcm
- Lounge with bay window
- Ideal buy to let or first time buyer
- Modern throughout
- Refurbished bathroom
- Private allocated parking space
- Ground floor
- Early viewing highly recommended
- Council Tax: A

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	71		
(39-54) E	57		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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 OR LETTING?** If you are thinking of selling or letting 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.