Forest Grange Close, Harrogate, HG2 7LP

- Ideal opportunity for first-time buyers
- Spacious reception room with room for dining table
- Access to communal gardens
- Within easy reach of local shops and everyday amenities
- Council Tax Band B
- Ground floor apartment with a private entrance
- Well-presented one-bedroom apartment
- Includes a designated parking space
- Early viewing highly recommended

HUNTERS®
HERE TO GET *you* THERE

Guide Price £140,000

Forest Grange Close, Harrogate, HG2 7LP

DESCRIPTION

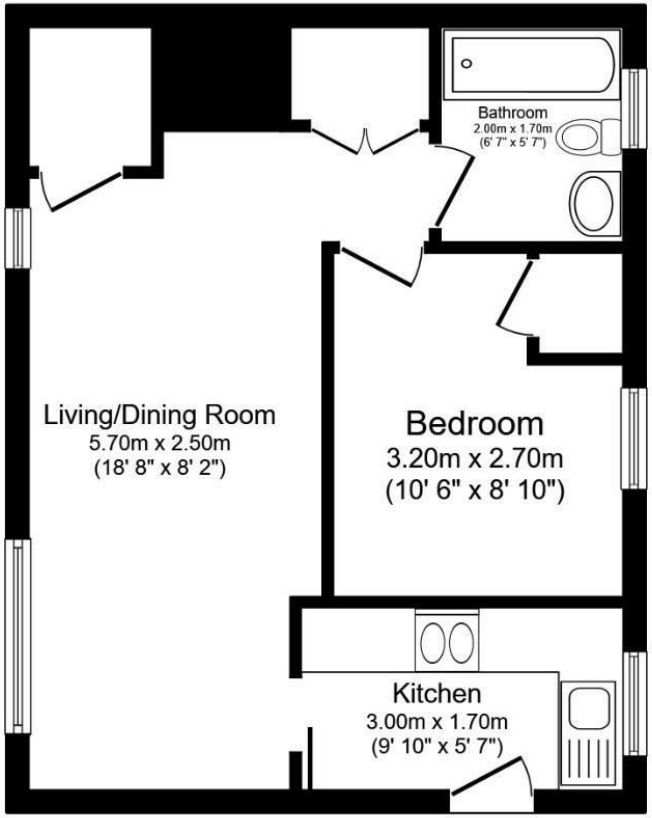
Located on Forest Grange Close, this one-bedroom ground floor apartment with a private entrance presents an excellent opportunity for first-time buyers. The property boasts a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-proportioned double bedroom provides a comfortable retreat, while the bathroom is conveniently located to serve both residents and visitors.

One of the standout features of this apartment is the access to communal gardens, where residents can enjoy the beauty of nature and unwind in a tranquil setting. Additionally, the property includes a designated parking space, ensuring that you have a secure place for your vehicle.

The location is particularly advantageous, with close proximity to public transport links and local amenities, making daily commutes and errands effortless. Whether you are seeking a peaceful home or a vibrant community, this apartment offers the best of both worlds.

EPC
Energy rating C
This property produces 1.4 tonnes of CO2

Material Information - Harrogate
Tenure Type: Leasehold
Leasehold Years remaining on lease: 959
Leasehold Annual Service Charge Amount £485
Leasehold Ground Rent Amount £10
Council Tax Banding: B



Floor Plan

Total floor area 39.3 sq.m. (423 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

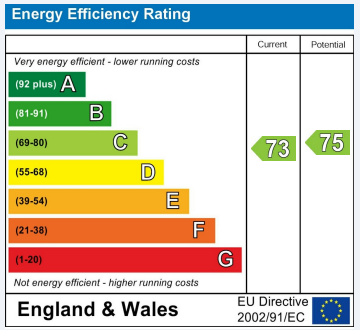
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE