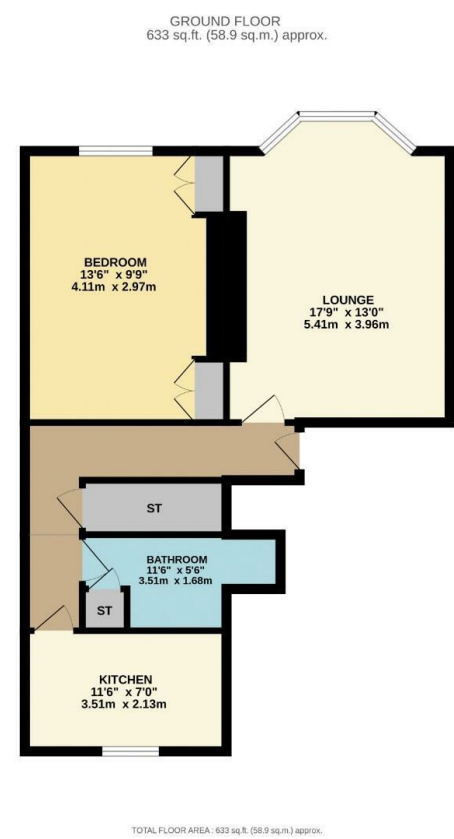
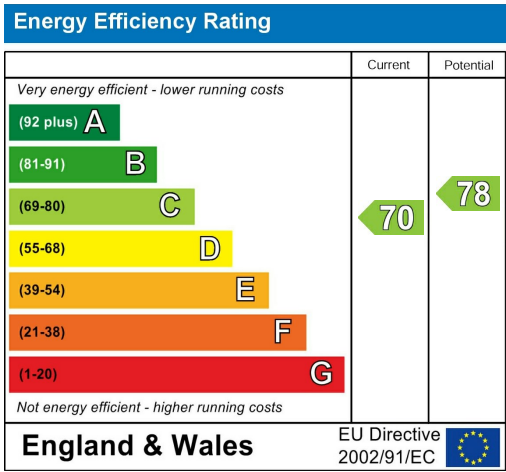


Floor Plan



Energy Performance Certificates



Directions

From the Odeon cinema proceed down East Parade and at the roundabout turn right and continue along East Parade where the property will be found on the left hand side clearly marked by a Hopkinsons For Sale board.

Council Tax Band A 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.



£165,000
Flat 1 A, 81 East Parade, Harrogate, HG1 5LP 1 Bedroom Apartment

A one bedroom ground floor apartment offering off street parking and benefiting from well proportioned living accommodation with a central location within walking distance to Harrogate's town centre and it's wide range of local amenities. NO ONWARD CHAIN.



HOPKINSONS

ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH

Telephone: 01423 501 201

info@hopkinsons.net

Description

With gas fired central heating and double glazing the living accommodation comprises a secure communal entrance, private entrance hall, spacious bay fronted lounge with feature fireplace, a good sized bedroom with fitted wardrobes, a useful storage cupboard under the communal stairs, house bathroom with modern white suite including hand basin, electric shower over the bath, w/c and useful storage cupboard. The kitchen has a freestanding gas cooker, space for under counter fridge and freezer and plumbing for a washing machine and the gas central heating boiler.

Outside there are communal gardens and a private driveway offering off street parking for one vehicle. There is additional parking available on street with a residents permit available from North Yorkshire County Council.

With a superb location with an easy reach of Harrogate's town centre and its wide range of a shops, restaurants, bars and also benefitting from superb transport links via bus to Leeds, Ripon and Knaresborough and via train Harrogate is on the York to Leeds line with easy links down to London King's Cross for commuters. There are also a range of coffee shops, convenience store, deli bar, sandwich shops on Westmoreland Street and within easy reach of the Stray for walks, with or without dogs.

AGENTS NOTE: Please note that probate has not yet been granted on this property. Ground rent is peppercorn and service charges are currently £110 pcm. NO PETS

