



Coppice Drive, , Harrogate, North Yorkshire, HG1 2JE

- NO ONWARD CHAIN
- One Double Bedroom
- Stunning communal gardens
- Close proximity to town centre
- Attractive first floor flat
- Single garage included in the sale
- Allocated off road parking

Offers Over £170,000



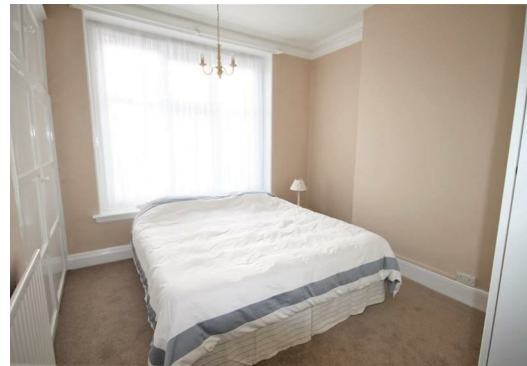
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DESCRIPTION

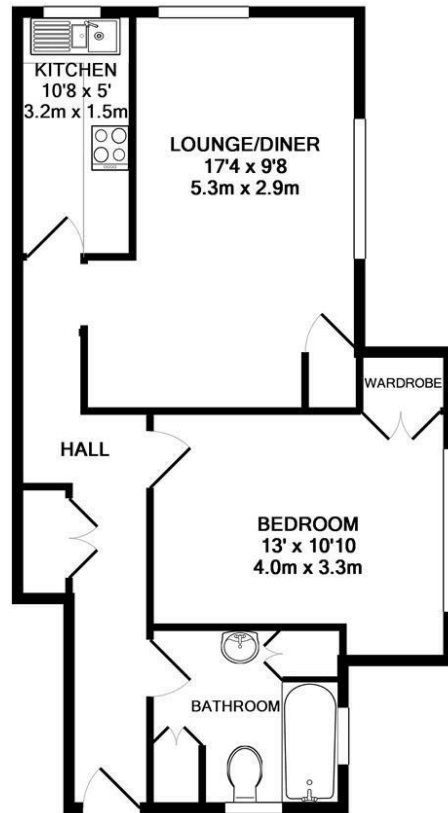
A perfect one bedroom first floor apartment located within this idyllic tree lined street, with park walks and Harrogate city centre within walking distance and close to local transport links and bus routes.

Ideal as an investment property with healthy yields, briefly comprising, private entrance, hallway, bathroom with three piece suite and shower over bath and storage cupboards, one housing the washing machine, one double bedroom with built in wardrobes, Kitchen with electric cooker and gas hob, microwave, fridge, freezer and dishwasher to be included within the sale. Lounge with two seater dining table, sofa and lounge with feature fireplace. To the outside, a single garage, a dry storage area and bike store.

Off street parking is available on a first come first served basis and single garage, ideal for further parking or storage. Please call to arrange a viewing.







TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewings

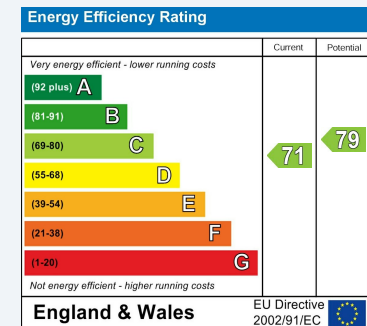
Please contact harrogatelettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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