



Heather Court, Killinghall Harrogate HG3 2DA

welcome to

Heather Court, Killinghall Harrogate

LOOKING to get your foot on the property ladder? Then perhaps you should consider this INCREDIBLE SHARED OWNERSHIP PROPERTY! With TWO BEDROOMS, this semi detached offers MODERN LIVING within a POPULAR DEVELOPMENT close to COMMUTER LINKS! Viewing is a MUST, so call us TODAY to book yours!

Entrance Hall

Having a composite entrance door, a useful storage cupboard, gas central heating radiator, and stairs to the first floor landing.

Lounge

With a double glazed window to the rear and double doors leading out to the rear garden space, and two gas central heating radiators.

Kitchen/Diner

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a sink and drainer, an oven with a gas hob and fitted extractor fan, space for a washing machine and fridge freezer, a gas central heating radiator and a double glazed window to the front.

Ground Floor W.C

Equipped with a w.c, a wash hand basin and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a double glazed window to the side aspect, and an access hatch to the loft space.

Bedroom One

Double glazed window to the rear and a gas central heating radiator.

Bedroom Two

Double glazed window to the front, a storage cupboard which also houses the boiler, and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand

basin set within a vanity storage unit, and the w.c. Also includes tiling to the walls.

Exterior

Externally the property benefits from a parking space to the front and a South Facing garden to the rear with a patio seating area, lawn, and fenced boundaries with access to the side.





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Heather Court, Killinghall Harrogate

- 50% Shared Ownership
- Two Bedroom Semi Detached Home
- Well Presented Throughout
- Ground Floor W.C
- Fantastic Buyer Opportunity

Tenure: Leasehold EPC Rating: B

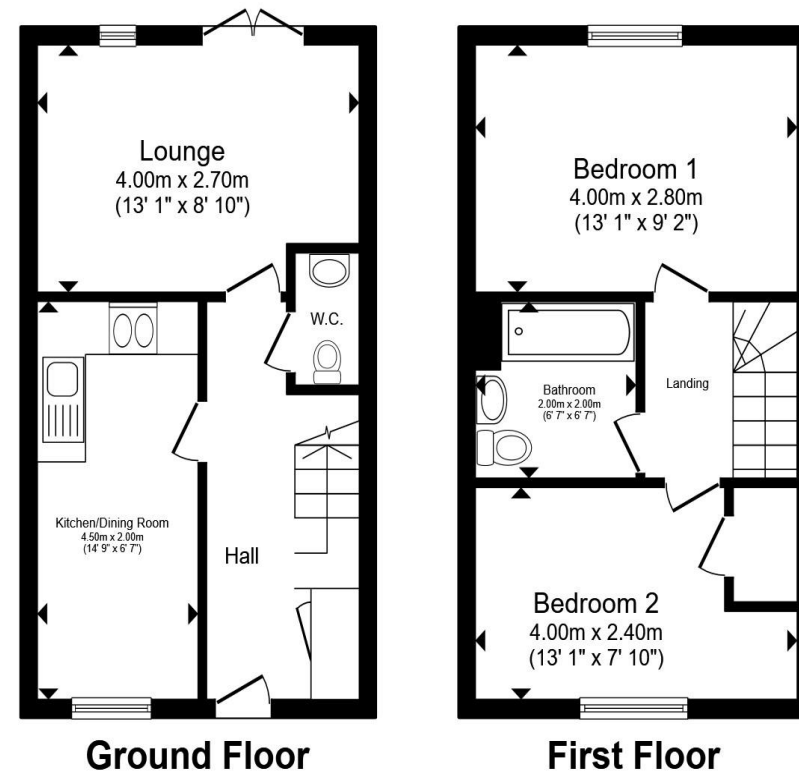
Council Tax Band: C Service Charge: 400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Apr 2019.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



Total floor area 59.2 m² (637 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:
HRG107836 - 0004

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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