







Knaresborough Road, Harrogate, North Yorkshire, HG2 7LY

- First-floor apartment in a desirable location on Knaresborough Road
- Spacious open-plan living room and kitchen
- Off-road parking space for one vehicle
- Stylish, low-maintenance modern living space
- Early viewing highly recommended
- Main bedroom with private en-suite bathroom
- Secure communal entrance with entry phone system
- Secure bike shed for convenient cycle storage
- Close to parks, shops and transport links
- Council Tax Band B

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Offers Over £160,000

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DESCRIPTION

Located on Knaresborough Road this first floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, including a main bedroom complete with an en suite bathroom, this property is ideal for couples, small families, or those seeking a stylish retreat.

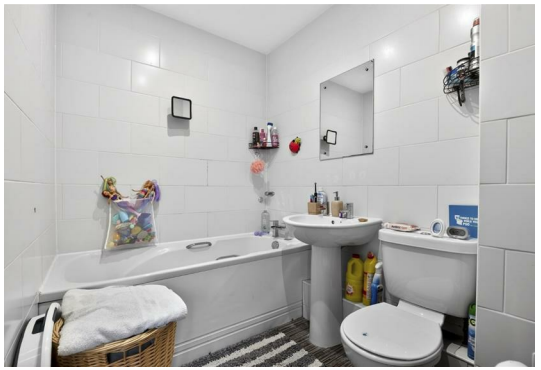
Upon entering, you will be greeted by a communal entrance door equipped with an entry phone system, ensuring both security and ease of access. The open-plan living room and kitchen create a spacious and inviting atmosphere, perfect for entertaining guests or enjoying a quiet evening at home. The modern design and layout of the living space allow for a seamless flow, making it a wonderful area to relax and unwind.

In addition to the two bathrooms, the flat benefits from off-road parking for one vehicle, providing added convenience. For those who enjoy cycling, a secure bike shed is available, along with a dedicated bin store, ensuring that all your practical needs are met.

This property is not only a comfortable home but also a gateway to the vibrant lifestyle that Harrogate has to offer. With its beautiful parks, excellent dining options, and a variety of shops, you will find everything you need just a stone's throw away. Whether you are looking to buy or rent, this flat presents an excellent opportunity to enjoy modern living in a sought-after location.









EPC
Energy rating C
This property produces 1.2 tonnes of CO2

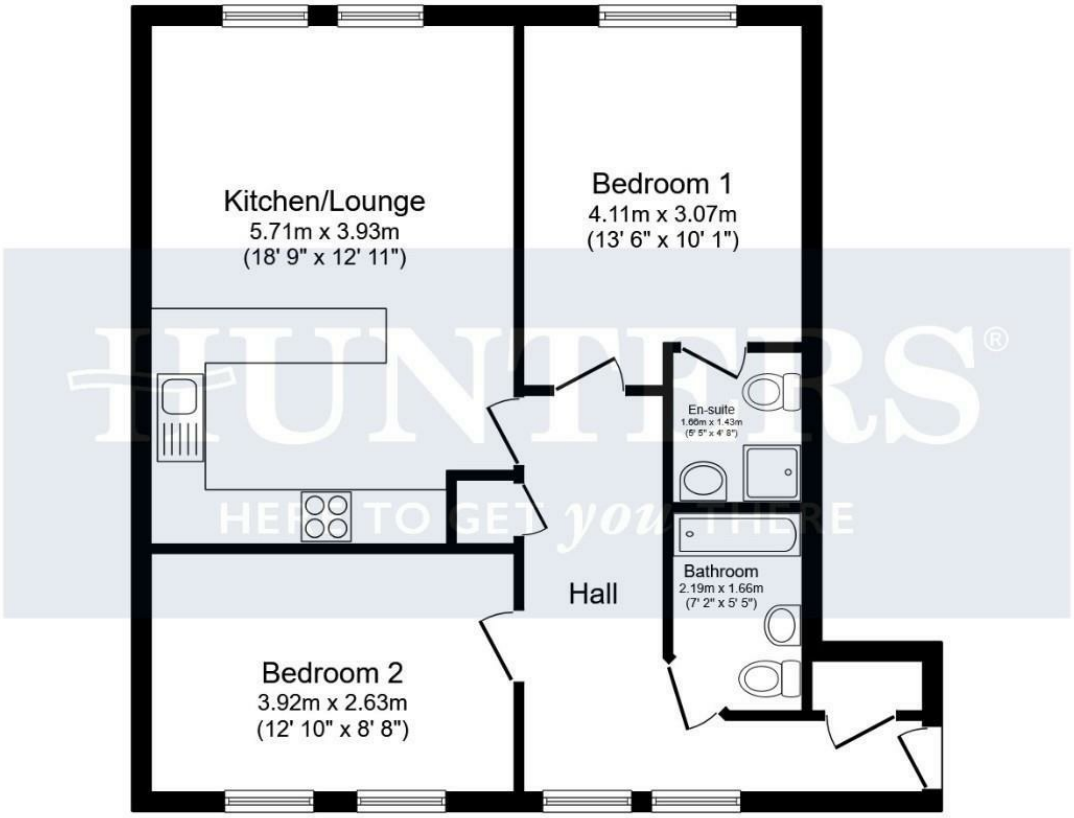
Material Information - Harrogate
Tenure Type: Leasehold
Leasehold Years remaining on lease: 106
Leasehold Annual Service Charge Amount £1,885
Leasehold Ground Rent Amount £250
Council Tax Banding: B











Floor Plan

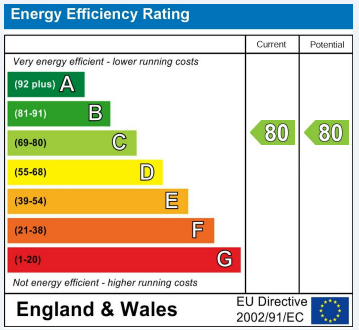
Total floor area 62.4 sq.m. (672 sq.ft.) approx

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

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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.

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.

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The Property Ombudsman

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