



Flat 3 East Parade, Harrogate HG1 5LP

welcome to

Flat 3 East Parade, Harrogate

"PUBLIC NOTICE" An offer has been made for the above property in the sum of £112,000 Any persons wishing to raise objection can do so within 14-days of receiving the offer. Any persons wishing to increase on this offer should notify William H Brown of their best offer prior to exchange of contracts



A one-bedroom first-floor apartment with no onward chain. Set within an elegant stone-built semi-detached property in one of Harrogate's most desirable locations with a private drive for parking.

This residence offers a well-balanced layout comprising a spacious reception room, a generous double bedroom, and a bathroom. The interiors are enhanced by high ceilings and large windows that allow natural light to pour in.

Positioned on East Parade, the property enjoys close proximity to Harrogate's town centre, with its array of boutique shops, restaurants and excellent transport links. Whether you're a first-time buyer, professional, or investor, this apartment combines period character with everyday convenience.

Porch Area

Communal Entrance Hall

Landing

Lounge

17' 7" x 13' (5.36m x 3.96m)

Kitchen

12' max x 6' 4" max (3.66m max x 1.93m max)

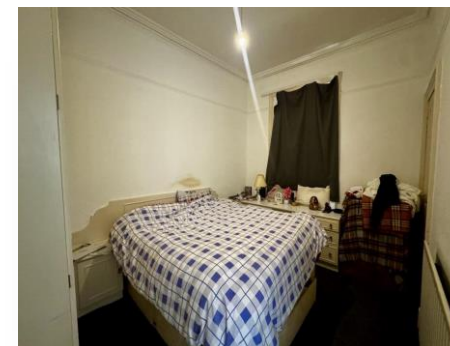
Bedroom

12' x 12' 10" (3.66m x 3.91m)

Bathroom

Externally

Agents Notes



view this property online williamhbrown.co.uk/Property/HRG107388



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Flat 3 East Parade, Harrogate

- NO ONWARD CHAIN
- SITUATED IN ONE OF HARROGATE'S MOST DESIRABLE LOCATIONS
- PROPERTY RETAINS CHARMING PERIOD FEATURES
- SPACIOUS RECEPTION ROOM
- GENEROUS SIZED BEDROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£110.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG107388 - 0016

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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