





12 Hollins Court Hampsthwaite Road, Harrogate

£229,950 Guide Price

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#DARINGTOBEDIFFERENT



A spacious two-bedroom third-floor (top) purpose-built apartment with the benefit of a lift and private balcony, within easy walking distance of Harrogate town centre. The apartment provides spacious accommodation with the benefit of a modern gas central heating system and double glazing, a private balcony and single garage. The accommodation provides a spacious sitting room, together with a well-equipped kitchen, two double bedrooms and modern shower room with generous storage space throughout. The apartment is accessed via a spacious communal hallway with access from both the car park on Hampsthwaite Road as well as direct access onto Ripon Road, where there is a nearby bus stop providing access to Harrogate, Leeds and Ripon.

OUTSIDE

The property has the benefit of a private balcony providing an excellent outdoor covered sitting area enjoying far-reaching views. The property stands within attractive and spacious communal gardens for the use of all residents. The apartment has a single garage, and residents have use of the residents' parking spaces.

AGENT'S NOTES

The property has the advantage of a lift.

The apartment has gas central heating and double glazing.

The property is leasehold having an original term of 999 years.

The current service charge is £174.00 pcm.

No ground rent is payable.

Subletting is permitted.

Pets are not permitted.

Council Tax band: B Tenure: Leasehold EPC Energy Efficiency Rating: C



ACCOMMODATION

THIRD FLOOR

ENTRANCE HALL

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas. Feature fireplace with living-flame gas fire. Glazed doors lead to a private balcony.

KITCHEN

With a range of fitted units with electric hob, integrated double oven and space and plumbing for appliances.

BEDROOM 1

A large double bedroom with fitted wardrobes and drawers.

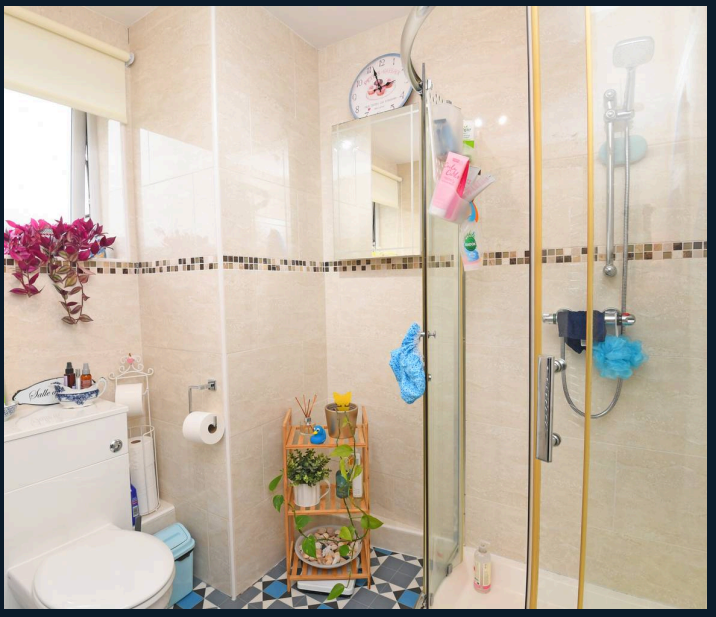
BEDROOM 2

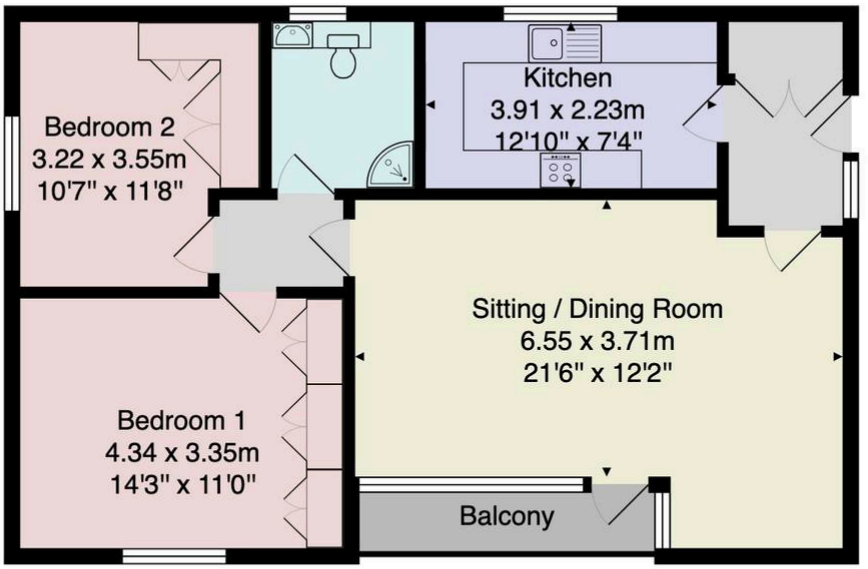
A further good-sized bedroom with fitted wardrobes.

SHOWER ROOM

A white suite comprising WC, washbasin set with a vanity unit, and shower. Heated towel rail.







Total Area: 73.8 m² ... 794 ft² (excluding balcony)
All measurements are approximate and for display purposes only.
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