

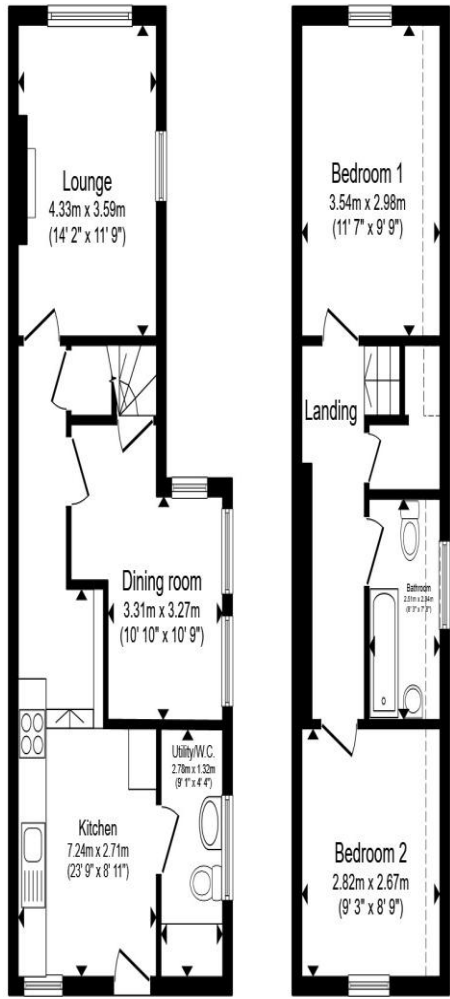


82a King Edwards Drive, HARROGATE HG1 4HN

welcome to
82a King Edwards Drive, HARROGATE

We are pleased to welcome to the market this well-proportioned first-floor, two-bedroom duplex apartment, ideally situated in a popular residential location while remaining conveniently close to the wide range of amenities Harrogate has to offer.





First Floor

Second Floor

Total floor area 72.3 m² (778 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



First Floor

Kitchen/Diner

Utility/W.C

Inner Hall

Dining Room

Living Room

Second Floor

Second Floor Landing

Bedroom One

Bedroom Two

Bathroom

Exterior

welcome to

82a King Edwards Drive, HARROGATE

- Two bedroom first floor Duplex Apartment
- Two reception rooms
- Private external staircase and entrance
- Utility room with W.C
- Good sized dining kitchen and separate dining room

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 80.00

£185,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/HRG107664](https://www.williambrown.co.uk/Property/HRG107664)

This is a Leasehold property with details as follows; Term of Lease 999 years from 02 Feb 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HRG107664 - 0003

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



01423 502282



harrogate@williambrown.co.uk



4 Albert Street, HARROGATE, North Yorkshire,
HG1 1JL



williambrown.co.uk

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.