

FOR SALE



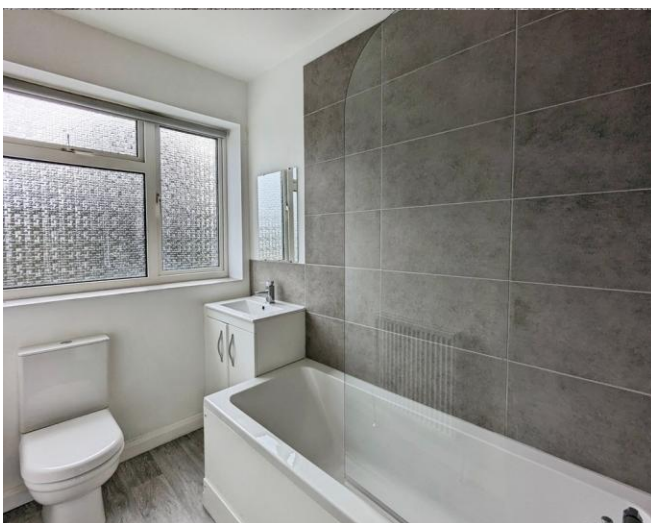
2A Hollins Road, Harrogate, HG1 2JF

MARTIN&CO



FOR SALE
OFFERS OVER £200,000

- Prime location close to amenities, park, woodland, and Harrogate town centre
- No onward chain
- Spacious, light & airy living space
- Three double bedrooms
- Private entrance and single garage
- Neutral décor and grey carpets throughout
- Recently fitted modern bathroom
- Potential rental income of £995 PCM



Offered for sale with no onward chain, this well-presented first-floor apartment is ideally situated on the ever-popular Hollins Road in Harrogate. Less than a mile from the town centre, the property represents an excellent opportunity for first-time buyers, investors, downsizers, or families, offering generous and versatile living accommodation throughout.

The apartment occupies a highly desirable location, within easy reach of local amenities including mature woodlands, parks, and a leisure centre, as well as the well-regarded Coppice Valley Primary School. Kings Road, renowned for its range of independent shops, cafés, and restaurants, is just a short walk away.

Internally, the property is bright and welcoming, with large windows allowing an abundance of natural light to enhance the neutral décor and modern grey carpeting. The apartment is accessed via a private entrance, leading to a small internal hallway with stairs rising to the first floor.

The spacious living room provides an ideal space for relaxing, entertaining, and dining. A separate fitted kitchen offers a range of wall and base units, a freestanding cooker, under-counter white goods, and a washing machine. The kitchen also benefits from a recently installed gas combination boiler.

There are three generous double bedrooms, each offering excellent flexibility to suit a variety of lifestyle needs. The modern bathroom is fitted with a white three-piece suite, including a shower over the bath, vanity unit, and central heating radiator.

Externally, the property benefits from a single garage, suitable for parking or additional storage, with further on-street parking available to the front.

This attractive first-floor apartment, offered with no onward chain, is perfectly positioned to enjoy all that Harrogate has to offer.

Tenure: We understand that the apartment will be sold as Leasehold, with a long term lease of 999 years. We

are further advised that the purchase would include a 50% share of the freehold. Maintenance costs to be split equally with the ground-floor apartment. There are no service charges nor a ground rent payable.

Lettings: There are no restrictions on letting the property on an Assured Shorthold Tenancy. Estimated rental income is in the region of £995 PCM.

Council Tax Band: C

Services: Mains electricity, gas, and water

Broadband: Fibre to the premises, with estimated speeds of up to 1600 Mbps
Mobile Coverage: O2, Vodafone, Three & EE
Satellite & Cable TV: Sky, BT & Virgin

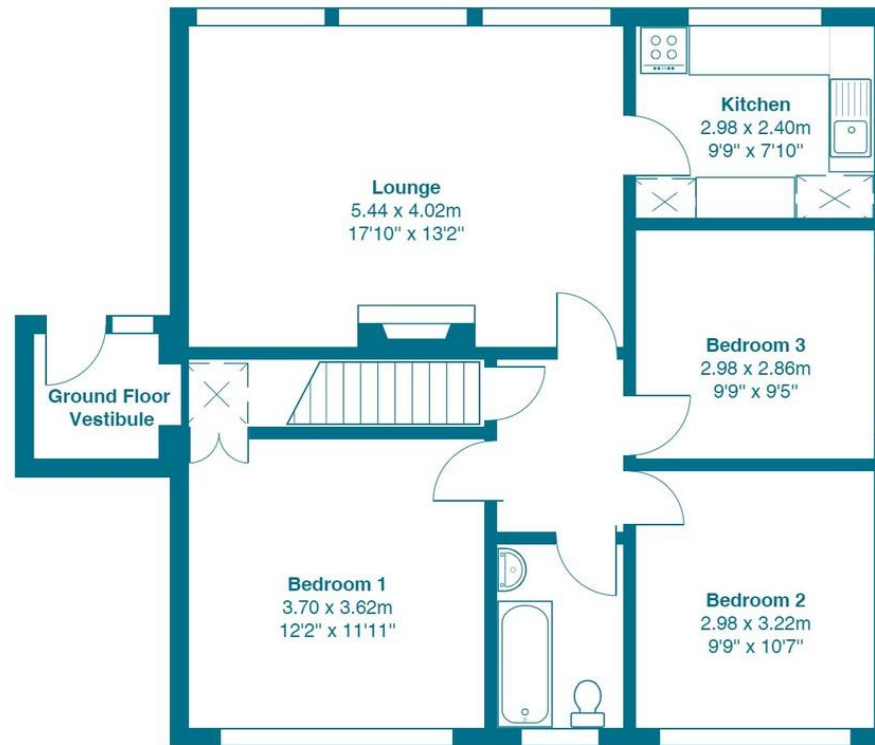
Flood Risk:
Rivers & Seas: No risk
Surface Water: Very low risk

EPC:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Hollins Road, Harrogate



Total Area: 77.9 m² ... 839 ft²

All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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