


# property details **approval form**

Flat 1, 52 Cheltenham Mount, Harrogate, North Yorkshire, England, HG1 1DL

**Date:** 08 January 2025

**Property Ref and Version:** HRG107049 - 0005



## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £150,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Feb 2006.

## >> **key features**

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- > NO CHAIN
- > One bedroom
- > Basement flat
- > Close by to travel links and local amenities
- > Ideal investment purchase
- > EPC Rating: Awaited

## >> **short description**

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This one bed basement flat provides access to local amenities and travel links making it perfect for first time buyers or investors.

Call 01423 502 282 to book a viewing!!

## >> **long description**

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This lovely one bed, dual entry basement flat is ideal for first time buyers or investors. The property has its own entrance which leads into the open lounge/kitchen. The kitchen has an electric oven, space for a washing machine and cupboards for storage. Access to the bedroom is provided by a UPVC door to the rear or through the dining/storage area. The bedroom has a built in wardrobe. Leading from the kitchen area is a hall which allows access to the bedroom and the bathroom which has a shower, W/C, and a sink.

The properties location is perfect for those wanting to be in Harrogate Town Centre and close to Harrogate Train Station.

## >> **directions**

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## >> **Agent Note**

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## >> room description

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### **Lounge/Kitchen**

14' 8" max x 15' 2" max ( 4.47m max x 4.62m max )

Open lounge/kitchen with a single glazed door to the front with steps to the outside and a radiator.

Double glazed window to the front. Has an electric oven and fitted cupboard space, two radiators and leads to the hallway.

### **Bedroom One**

12' 1" max x 9' 1" max ( 3.68m max x 2.77m max )

UPVC door to the rear, double glazed window to the rear and a built in wardrobe. Internal hall leads to bedroom from the kitchen.

### **Bathroom**

Double glazed window to the rear, sink, shower, w/c and radiator

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## >> **room description**

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## >> **room description**

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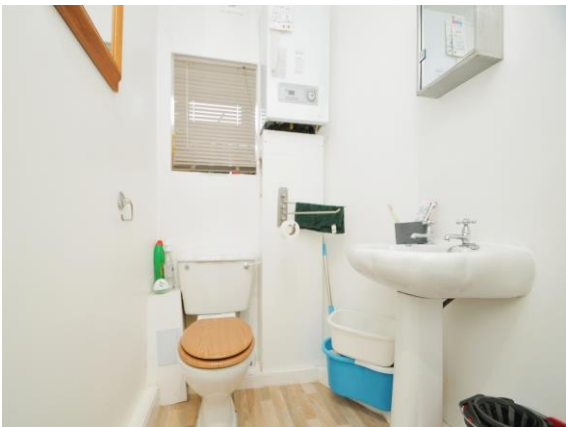
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## >> **property images**



**Your William H Brown office:** 4 Albert Street, HARROGATE, North Yorkshire, HG1 1JL  
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**> > property images**

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## >> floor plan



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.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Claire Lowcock		
Mr D. Hashemi		