



Broughton Court High Street, Harrogate HG2 7JE

welcome to

Broughton Court High Street, Harrogate

NO ONWARD CHAIN, FABULOUS TWO BEDROOM FIRST FLOOR APARTMENT with SPACIOUS BALCONY, OPEN PLAN LIVING KITCHEN/DINER, BATHROOM, ENSUITE to master bedroom and ALLOCATED PARKING SPACE. PERFECT FTB/PROFESSIONAL COUPLE close to local amenities and good transport links.

Ground Floor

Communal Entrance Hall

A secure communal entrance with post boxes, rear access door, and staircase leading to the apartments.

First Floor

Entrance Hall

Accessed by a secure entry door this inner hall has doors to the accommodation, space for a washing machine, boiler, shelves and inset spotlights.

Kitchen/Lounge/Diner

A spacious and well-presented open-plan living space incorporating lounge, dining, and kitchen areas, ideal for modern living and entertaining. The kitchen is fitted with a contemporary range of wall and base units with coordinating work surfaces, incorporating an inset one-and-a-half bowl sink and drainer unit, hob and oven, integrated fridge freezer, and dishwasher. Additional features include inset spotlights, two double-glazed windows to the rear elevation, and a further double-glazed window to the side, allowing plenty of natural light throughout. Side-facing double-glazed double doors lead directly onto the enclosed balcony, providing an excellent extension of the living space.

Master Bedroom

A spacious master bedroom with a rear facing double glazed window, electric radiator, spotlights and door to the en-suite shower room.

En-Suite Shower Room

Fitted with a shower cubicle, WC, vanity unit with wash basin, heated towel rail, extractor, tiled walls and inset spotlights.

Bedroom Two

A further double bedroom with a side facing double glazed window, inset spotlights and an electric radiator.

Bathroom

Fitted with a bath with shower over, vanity unit with inset wash basin, WC, tiled walls, extractor and a heated towel rail.

Exterior

Accessed from the open plan living room this large enclosed balcony is ideal for relaxing or entertaining and overlooks the train station. the apartment also benefits from a private parking space to the rear of the apartments.

Agent Notes:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

Broughton Court High Street, Harrogate

- Two bedroom first floor apartment
- Well presented accommodation throughout
- Fantastic enclosed balcony to the side with views over the station
- Master bedroom with en-suite shower room
- Allocated parking space

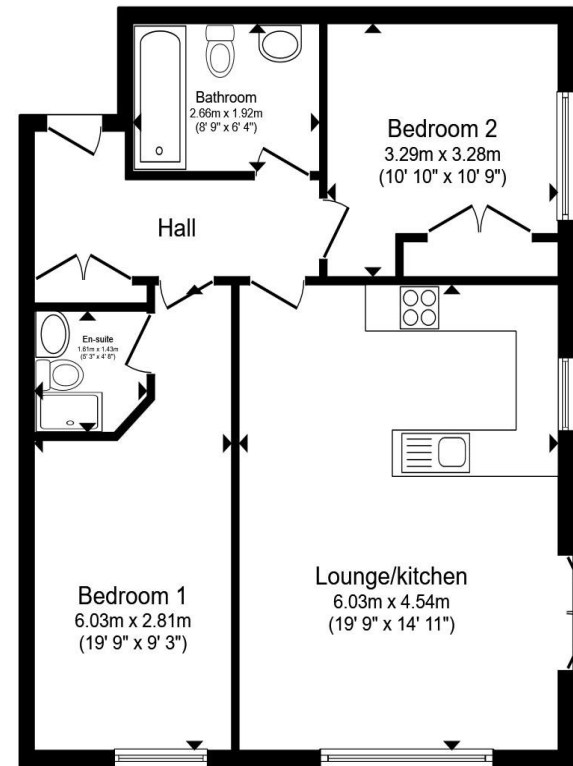
Tenure: Leasehold EPC Rating: D

Council Tax Band: B 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.

£210,000



Total floor area 68.2 m² (734 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



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Property Ref:
HRG107292 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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