



# Bramham Drive, Harrogate, HG3 2TZ

£120,000

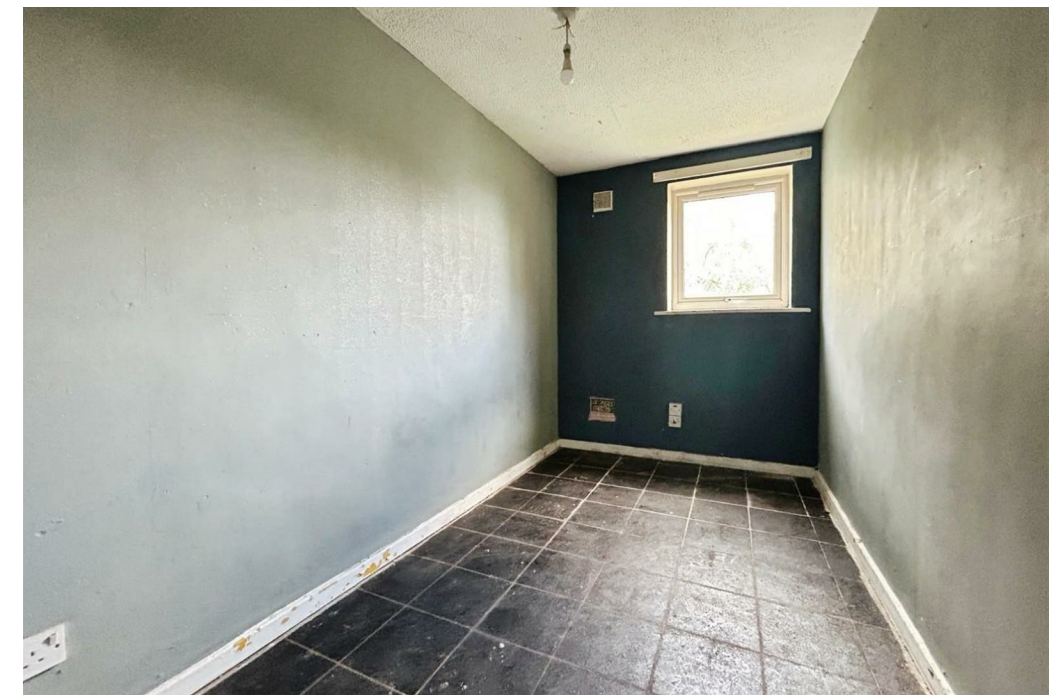


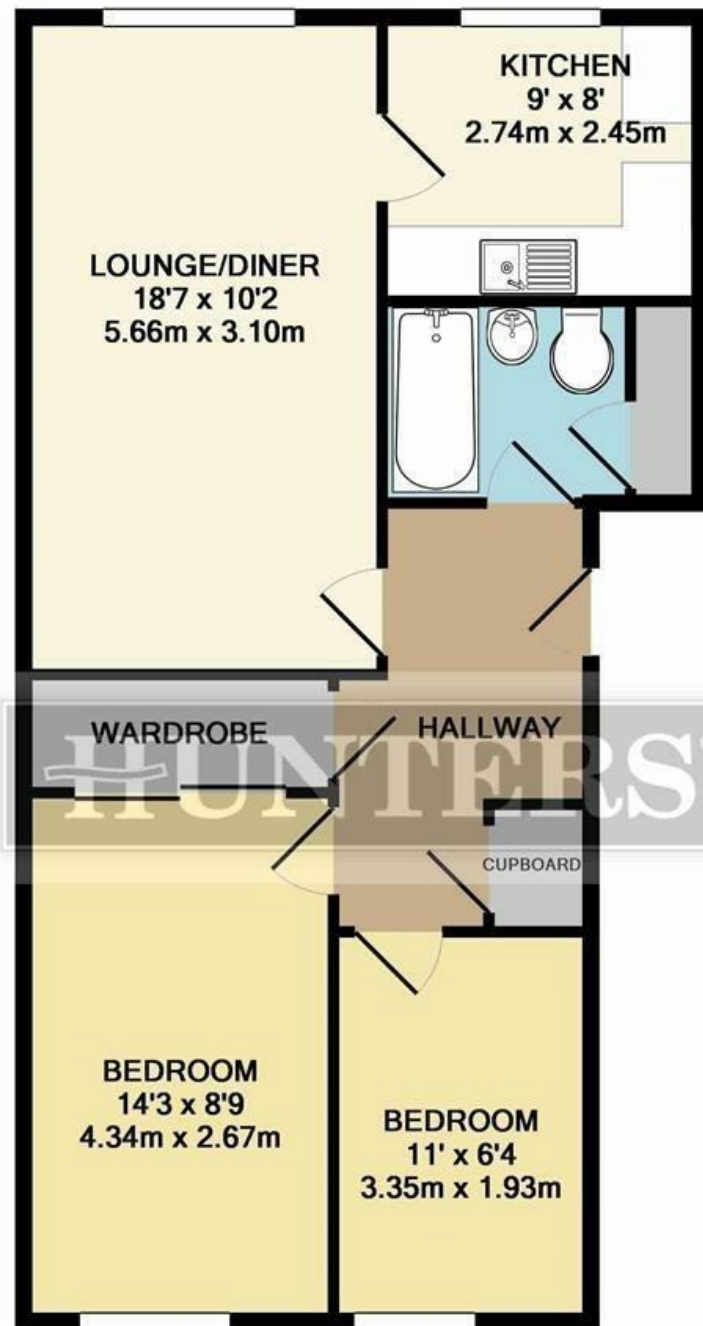
- NO ONWARD CHAIN
- Purpose-built flat offering strong investment potential
- Ideal for buyers seeking a renovation project
- In need of modernisation, allowing scope to add value
- Well-proportioned space with good natural light
- Resident parking included
- Early viewing recommended
- Council Tax Band A

AVAILABLE TO THE MARKET CHAIN FREE, This purpose-built flat presents an excellent opportunity for those seeking an investment or project.

While the flat is in need of modernisation, this presents a wonderful opportunity for buyers to put their personal stamp on the space and create a home that reflects their individual style. The potential for transformation is significant, allowing for a bespoke living environment tailored to your preferences.

Additionally, the property includes parking for residents, a valuable asset in this location. With its combination of space, light, and potential, this flat on Bramham Drive is a promising prospect for anyone looking to invest in a property in Harrogate. Whether you are a first-time buyer or seeking a project to make your own, this flat is well worth considering.

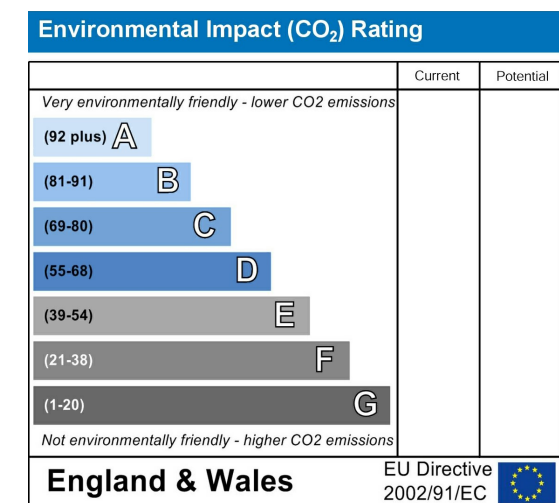
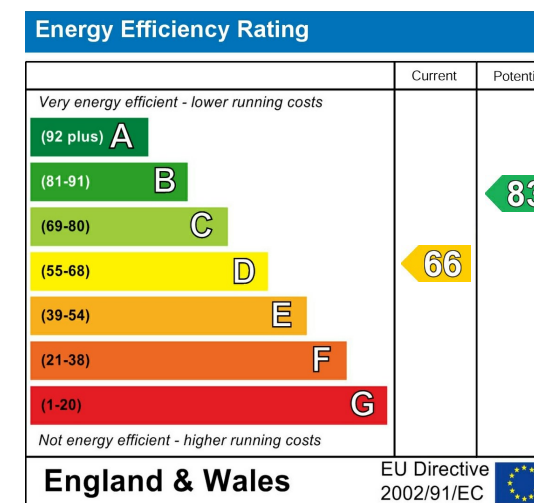




TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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EPC  
 Energy rating D  
 This property produces 4.5 tonnes of CO2  
 Material Information - Harrogate  
 Tenure Type: Leasehold  
 Leasehold Years remaining on lease: TBC  
 Leasehold Annual Service Charge Amount £  
 Leasehold Ground Rent Amount £  
 Council Tax Banding: A



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.