

**Flat 1 Grove Park Terrace,Harrogate HG1 4BW**

william h brown

***welcome to***

## Flat 1 Grove Park Terrace, Harrogate

This GROUND FLOOR FLAT offers FANTASTIC living accommodation which includes TWO DOUBLE BEDROOMS, and a GARDEN SPACE to the rear! Ready to move in to, this incredible property is just WAITING for you to view! Don't miss out, contact us TODAY!













**Lounge**
18' 7" max x 13' 3" max ( 5.66m max x 4.04m max )
Featuring a double glazed bay window to the front aspect, and a window to the side, two gas central heating radiators (not tested) and a feature fire place with a surround and hearth.

**Kitchen**
8' 9" max x 10' 5" max ( 2.67m max x 3.17m max )
Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes an oven (not tested) with a gas hob (not tested), splash backs, a cooker hood over (not tested) and space for a washing machine. Also has the gas central heating boiler (not tested), a door leading out to the side and a window also to the side. Gas central heating radiator (not tested).

**Bedroom One**
9' 2" max x 13' 2" max ( 2.79m max x 4.01m max )
Having double glazed windows and a gas central heating radiator (not tested).

**Bedroom Two**
15' 2" max x 10' 8" max ( 4.62m max x 3.25m max )
With two double glazed windows and a radiator.

**Bathroom**
Consisting of a three piece bathroom suite which includes a bath with a shower over, wash hand basin, and the w.c. Part tiled walls, gas central heating radiator (not tested) and a double glazed frosted window.

**Exterior**
Offering a low maintenance garden to the rear.

*welcome to*

# Flat 1 Grove Park Terrace, Harrogate

- Ground Floor Flat
- Two Double Bedrooms
- Ready To Move In To
- No Chain
- Popular Residential Location

Tenure: Leasehold EPC Rating: D
Council Tax Band: A  Service Charge: Ask Agent
Ground Rent: Ask Agent

## £160,000










Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/HRG107811

This is a Leasehold property with details as follows; Term of Lease 999 years from 15 Nov 2005.  Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
HRG107811 - 0010

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.

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