



Hampsthwaite Road, Harrogate HG1 2DS

welcome to

Hampsthwaite Road, Harrogate

Located on the desirable location of Hampsthwaite Road, this well-presented duplex apartment features; two bedrooms, a spacious open-plan living area, a bathroom and private parking. Ideal for couples or small families, offering comfort with easy access to Harrogate's amenities and transport



Nestled on the desirable Hampsthwaite Road, this beautifully presented duplex apartment offers the perfect fusion of modern design and everyday comfort. With two generously sized bedrooms, it's an ideal choice for first time buyers, couples, professionals, or small families seeking space and style.

Step inside to a bright and inviting open-plan lounge, kitchen and dining area creating a seamless flow for both entertaining and relaxing. The thoughtfully designed kitchen combines functionality with sleek aesthetics, making meal preparation a pleasure.

The spacious reception room offers flexibility to tailor the space to your lifestyle.

A contemporary bathroom features quality fittings and a clean modern finish. The apartment also benefits from dedicated parking for one vehicle, a rare and valuable feature in this sought-after location. Hampsthwaite Road offers easy access to local amenities, green spaces, and transport links, combining peaceful residential living with the convenience of Harrogate's vibrant town life.

Entrance Hall

Kitchen / Diner

20' 8" max x 7' 5" max (6.30m max x 2.26m max)

Lounge

14' 11" max x 10' 6" max (4.55m max x 3.20m max)

Landing

Master Bedroom

10' 7" max x 15' 4" max (3.23m max x 4.67m max)

Bedroom Two

9' 10" max x 13' max (3.00m max x 3.96m max)

Bathroom



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Hampsthwaite Road, Harrogate

- Contemporary duplex apartment in a sought-after location
- Open-plan kitchen, lounge, and dining area ideal for modern living
- Two generously sized bedrooms
- Contemporary interiors throughout
- Allocated parking space

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Aug 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over



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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.



Property Ref:
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