

## Park View, Harrogate, HG1 5LY

- Prime location on Park View
- Practical, well-designed kitchen with room for a dining table
- Ideal for first time buyers and couples
- Three bedrooms offering versatile space
- Early viewing highly recommended

- Spacious lounge and dining area
- Easy access to shops, cafes, and local amenities
- On-street parking available for residents
- Bright and welcoming interiors throughout
- Council Tax Band B

**Offers Over £280,000**





# Park View, Harrogate, HG1 5LY

## DESCRIPTION

Located on Park View, this three-bedroom apartment offers a perfect blend of comfort and convenience. Just a 5 minute walk into the town centre with all the attractions that Harrogate has to offer, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making it an ideal location.

The apartment boasts of a large lounge and dining area creating a welcoming atmosphere, perfect for hosting family gatherings or enjoying quiet evenings at home. The lovely kitchen is designed with practicality in mind, featuring enough room for a dining table, making it a wonderful space for casual meals and socialising.

With three bedrooms, this property is perfect for families or those seeking extra space for guests or a home office. The bathroom is conveniently located, ensuring that daily routines are both efficient and comfortable.

Additionally, on-street parking is available, providing ease of access for residents and visitors alike. This apartment is a fantastic opportunity for anyone looking to enjoy the best of Harrogate living, combining spacious interiors with a prime location. Don't miss the chance to make this charming property your new home.

### EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 92

Leasehold Service Charge as and when required

Leasehold Ground Rent Amount £0

Building insurance £250 per year

Council Tax Banding: B

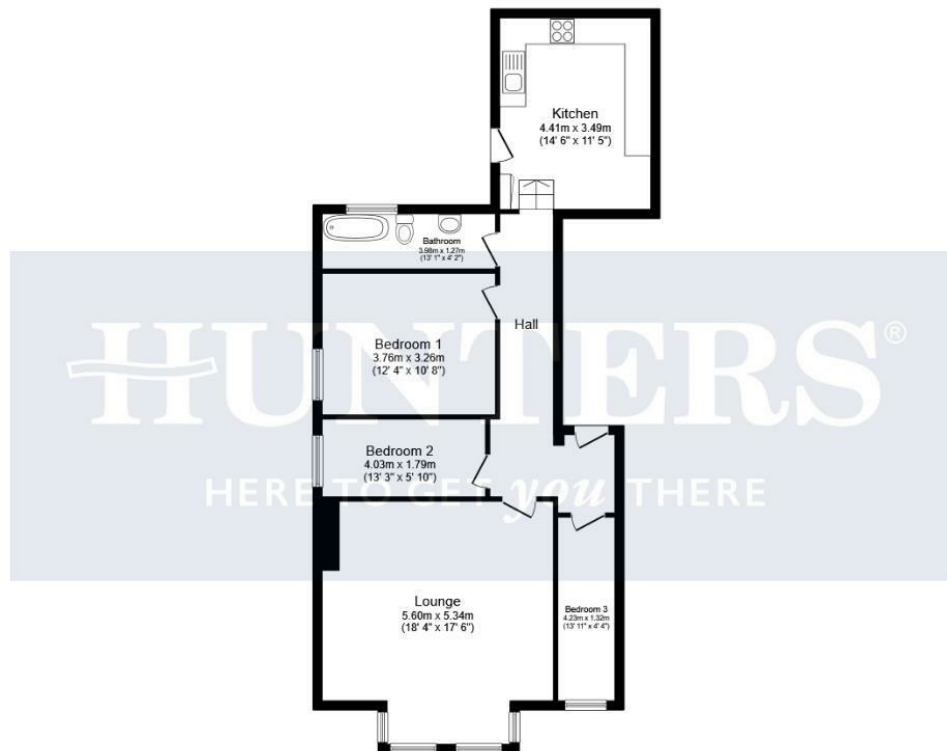








Flat 2, 7 Park View, Harrogate, HG1 5LY



Floor Plan

Floor area 87.0 sq.m. (936 sq.ft.)

Total floor area: 87.0 sq.m. (936 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

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### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.



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