



Hampsthwaite Road, Harrogate, HG1 2DS

- Stylish duplex apartment
- Open-plan lounge, kitchen & dining area
- Modern bathroom
- Close to local shops, parks, and cafes
- Early viewing highly recommended
- Two spacious double bedrooms
- Bright and welcoming interiors
- Allocated parking space for one vehicle
- Excellent transport links
- Council Tax Band A

Offers Over £160,000

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HERE TO GET *you* THERE

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DESCRIPTION

Located on Hampsthwaite Road, this duplex apartment offers a perfect blend of modern living and comfort. With two spacious double bedrooms, this property is ideal for couples or small families.

As you enter the apartment, you are greeted by an inviting open plan lounge, kitchen, and dining area, which creates a warm and welcoming atmosphere. This layout is perfect for entertaining guests or enjoying a quiet evening at home. The well-appointed kitchen is designed for both functionality and style, making it a joy to prepare meals.

The reception room provides ample space for relaxation and leisure, allowing you to create distinct areas for different activities. Whether you prefer a cosy reading nook or a lively space for social gatherings, this apartment can accommodate your needs.

The property also features a modern bathroom, ensuring convenience and comfort for all residents. Additionally, the apartment comes with parking for one vehicle, a valuable asset in this sought-after location.

Hampsthwaite Road is in close proximity to local amenities, including shops, parks, and excellent transport links. This duplex apartment is not just a home; it is a lifestyle choice that offers both tranquillity and accessibility.

EPC

Energy rating D

This property produces 3.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 959

Leasehold Annual Service Charge Amount £1,079.64

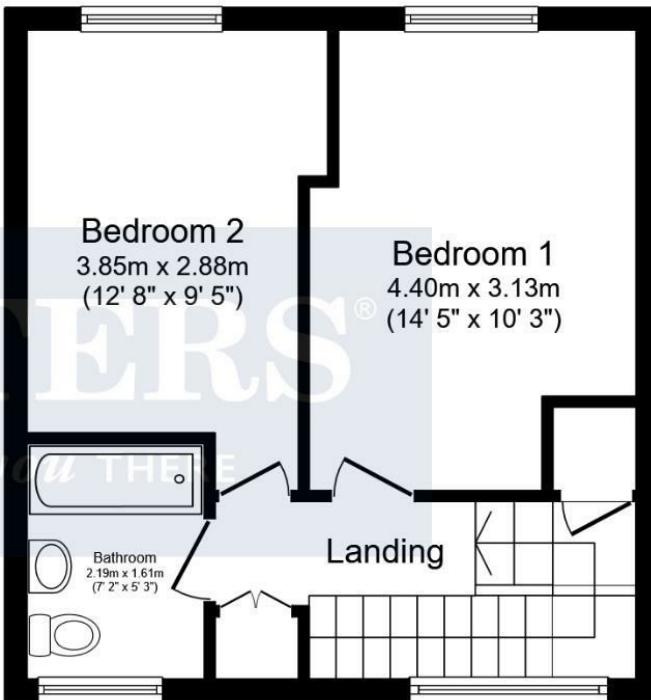
Leasehold Ground Rent Amount £135 per month

(includes rent for garage, which is not guaranteed in the sale)

Council Tax Banding: A







Total floor area: 72.3 sq.m. (778 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

Viewings

Please contact 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.