



# East Parade, Harrogate, HG1 5LP

£110,000



- NO ONWARD CHAIN
- Rental amount £725pcm
- Spacious double bedroom
- Close to local amenities
- On street parking available
- Ideal for first time buyers and investors
- Prime location on East Parade
- One generous reception room
- Excellent transport links
- Council Tax Band A

## PUBLIC NOTICE (14) DAYS

We advise that an offer has been made for the above property in the sum of (£90,000). Any persons wishing to increase on this offer should notify (branch) of their best offer prior to exchange of contracts. Please note, new offers can be submitted and accepted up until exchange of contracts has taken place.

NO ONWARD CHAIN. Located on East Parade, this one-bedroom flat presents an excellent opportunity for investors or first time buyers. The property boasts a well-proportioned double bedroom, providing a comfortable retreat, and a good-sized lounge that offers ample space for relaxation and entertaining.

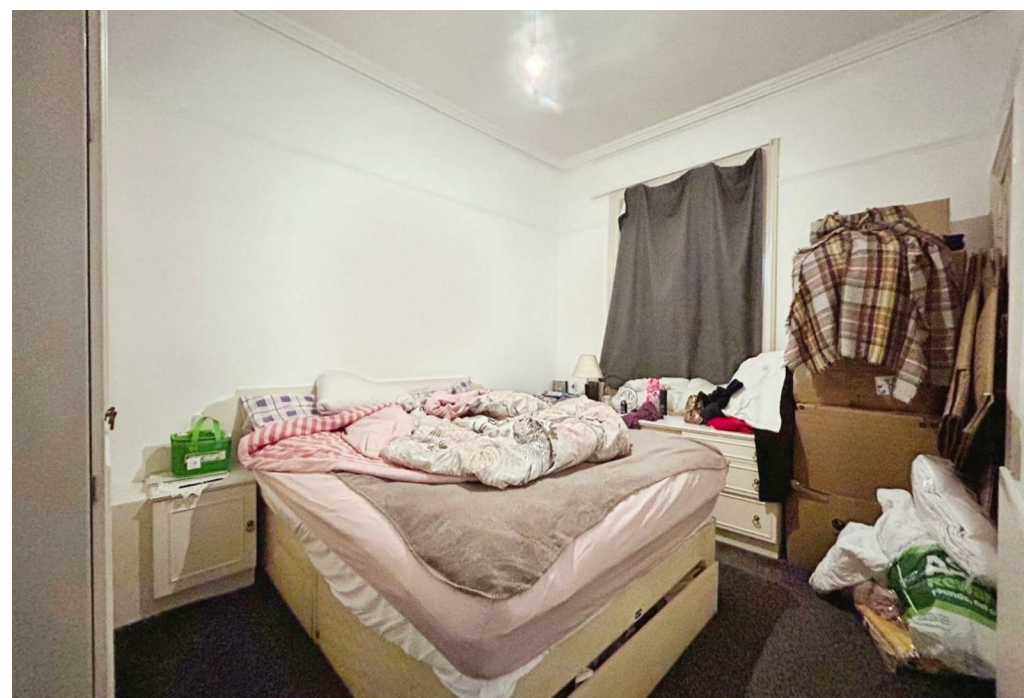
Conveniently located, this flat is just a stone's throw away from Harrogate town centre, ensuring that residents have easy access to a variety of local amenities, including shops, cafes, and parks. The vibrant atmosphere of Harrogate, known for its stunning architecture and beautiful gardens, adds to the appeal of this property.

With one reception room and a bathroom, this flat is ideal for those seeking a low-maintenance living space in a sought-after location. Whether you are looking to expand your investment portfolio or seeking a property with a reliable tenant already in place, this flat on East Parade is a promising choice.

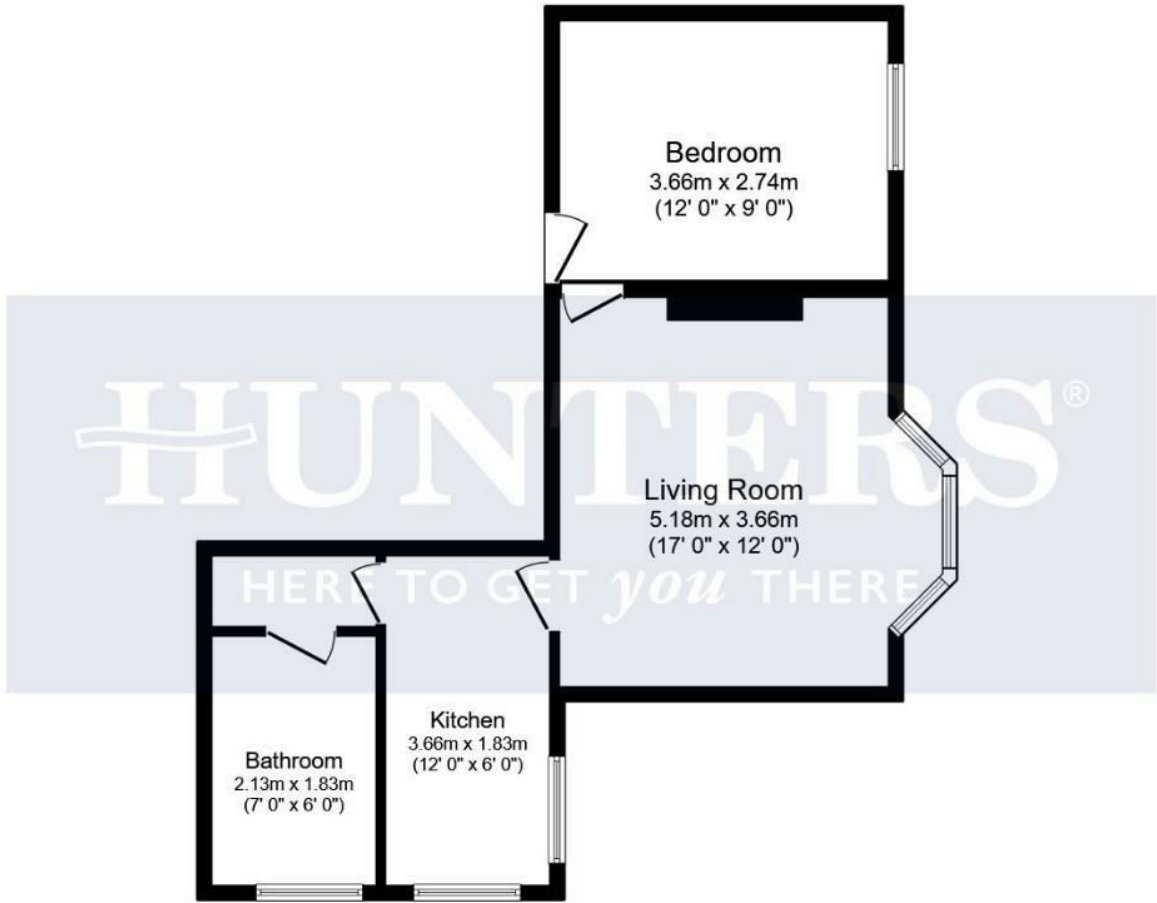
We advise that an offer has been made for the above property in the sum of £100,000

Any persons wishing to raise objection can do so within 21-days of receiving the offer.

Any persons wishing to increase on this offer should notify Agent of their best offer prior to exchange of contracts.



81, East Parade, Harrogate, HG1 5LP, GB



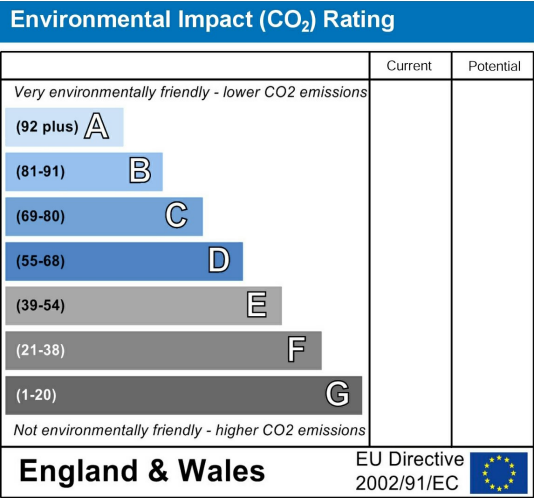
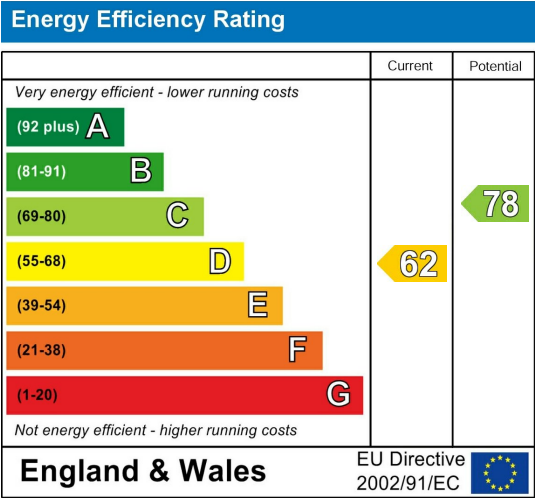
Floor Plan  
Floor area 41.9 sq.m. (451 sq.ft.)

Total floor area: 41.9 sq.m. (451 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)



EPC  
Energy rating D  
This property produces 2.8 tonnes of CO2  
  
Material Information - Harrogate  
Tenure Type: Leasehold  
Leasehold Years remaining on lease: 975  
Leasehold Annual Service Charge Amount £TBC  
Leasehold Ground Rent Amount £TBC  
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.