



32 Haywra Court, Haywra Street, Harrogate, North Yorkshire, HG1 5SP

£145,000

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A spacious purpose-built two-bedroom top-floor apartment with lift access, forming part of this popular retirement development within the heart of Harrogate.

This excellent apartment is well maintained and offers two well-proportioned double bedrooms, together with the benefit of a kitchen, spacious sitting room and bathroom. The property also has the advantage of a loft which provides useful storage.

Superb central location, convenient for all of Harrogate's amenities and with easy level walking distance of the town centre. Offered for sale with no onward chain.





SECOND FLOOR

RECEPTION HALL

There is a spacious reception hall with fitted cupboards and access to the loft.

SITTING ROOM

A large reception room with windows to rear and fireplace with electric fire.

KITCHEN

With a range of wall and base units with electric hob and oven and space for appliances. Window to front.

BEDROOM 1

A double bedroom with window to rear and fitted wardrobes.

BEDROOM 2

A double bedroom window to rear.

BATHROOM

A modern white suite with WC, washbasin and bath with shower above.

LOFT

There is access to a boarded loft which provides useful storage space.

OUTSIDE

The development stands in its own grounds, with communal gardens for the benefit of residents. Residents' and visitors' parking is available in a private car park to the rear.

COMMUNAL FACILITIES

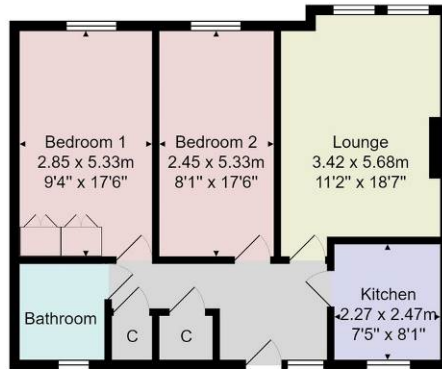
The development has the benefit of a house manager, who is available every weekday, and direct access to a 24-hour helpline call centre. The development also has a communal laundry and residents' lounge. There is also a guest suite available for hire.

TENURE

Long Leasehold, having an original term of 125 years from approximately 1996. The service charge is believed to be £199.24 pcm to include buildings insurance, communal cleaning and lighting, all other communal services and water rates.

Council Tax Band - D





Total Area: 64.5 m² ... 694 ft²

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

| Energy Efficiency Rating | | Environmental (CO ₂) Impact Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 72 | 76 | 73 | 76 |

Energy Efficiency Rating: 72 (Current), 76 (Potential). Scale: A (92-100) to G (1-10).
 Environmental (CO₂) Impact Rating: 73 (Current), 76 (Potential). Scale: A (10-30) to G (31-50).

England & Wales EU Directive 2002/91/EC