

THE HARROGATE ESTATE AGENT

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Apartment 1, 4 Hyde Park Road, Harrogate, HG1 5NR

£175,000

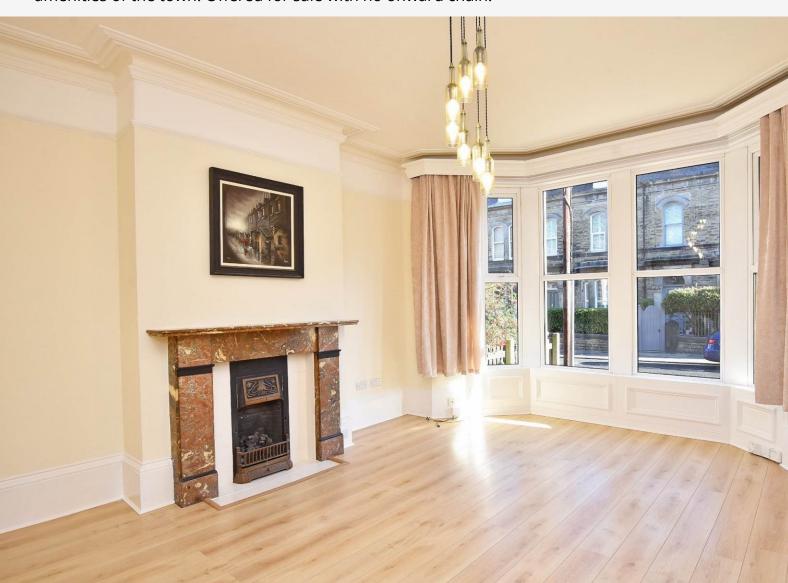


Apartment 1, 4 Hyde Park Road, Harrogate, HG1 5NR

A very spacious and very well-presented one-bedroom apartment with garden, private rear entrance and large basement, situated in this convenient town-centre location.

This super property provides generous accommodation within this attractive period property. On the ground floor there is a large sitting room with bay window, together with modern, well-equipped kitchen, modern bathroom and bedroom. There is a large basement that currently provides useful storage space but has huge potential for further development. The property is presented to a high standard, having been newly decorated throughout with the benefit of new carpets.

The property has the rare benefit of a private rear garden which provides an excellent paved outdoor sitting area. The property is situated in this most convenient location in the heart of Harrogate town centre just a stone's throw away from the railway station and the many varied amenities of the town. Offered for sale with no onward chain.











GROUND FLOOR SITTING ROOM

A spacious reception room with space for sitting and dining areas. Bay window to front and attractive fireplace with living-flame gas fire.

KITCHEN

With a range of modern, newly fitted wall and base units with induction hob, oven and microwave and space and plumbing for washing machine and dishwasher.

BATHROOM

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

BEDROOM

A good-sized bedroom.

LOWER GROUND FLOOR

There is a large basement with very good-sized rooms. Currently used as storage but with huge potential for further development.

OUTSIDE

The property has the advantage of a courtyard garden to the rear with access via a door from the kitchen.

AGENT'S NOTE

The property is long leasehold. The lease is 999 years from 1984. There is no monthly service charge. Each leaseholder required to pay a third of any repairs/maintenance.

The freehold is owned equally by the three owners of the three flats within the building.

Ground rent is £10 per year.

Subletting as permitted.

Short-term lets are not permitted.

Council Tax Band - B





Total Area: 105.5 m² ... 1136 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

