



10 Coppice Beck Court, Harrogate, North Yorkshire, HG1 2LB

£165,000

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A well-presented two-bedroom ground-floor apartment occupying a particularly attractive position within this modern purpose-built development situated in a woodland setting close to the centre of Harrogate.

This super apartment offers accommodation appointed to a good standard with the benefit of full gas central heating and double glazing, plus a garage and use of the residents' and visitors' parking spaces within the development.

Highly convenient location situated just off King's Road in an attractive woodland setting, whilst being just a few minutes' walk from all of Harrogate's amenities. An early inspection of this well-presented and conveniently located apartment is strongly recommended.





GROUND FLOOR

ENTRANCE HALL

A reception hall with fitted storage cupboard with shelving.

SITTING / DINING ROOM

A large reception room with sitting and dining areas. Window to rear overlooking the adjoining woodland.

KITCHEN

With a range of fitted wall and base units with space and plumbing for appliances. Window to rear and fitted cupboard housing the boiler.

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A further bedroom with window to front.

BATHROOM

A modern white suite including a bath with shower above.

OUTSIDE

The property stands within attractive and well-maintained communal grounds and gardens. The property has the advantage of a single garage. Residents have use of the various parking areas around the development, and the management company currently has plans to extend the communal parking areas to provide additional spaces.

TENURE

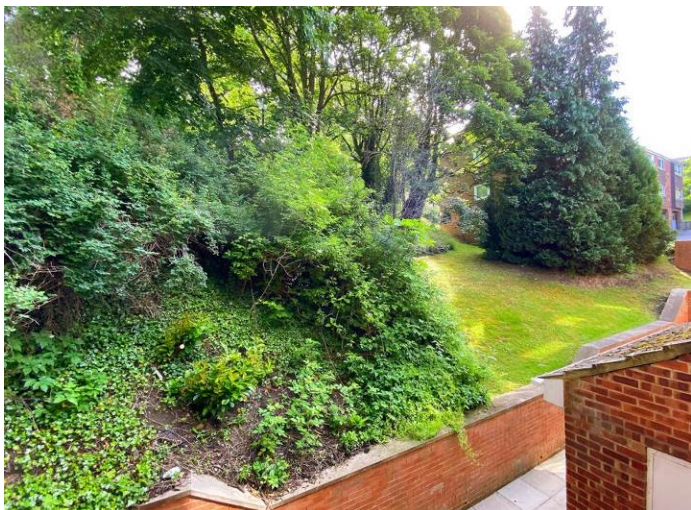
999-year lease

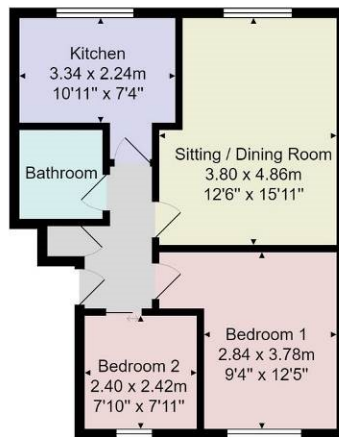
£20 pa ground rent

Pets are permitted

Service charge £180pcm

Council Tax Band - B





Total Area: 54.2 m² ... 583 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)	72	79
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			