



Flat 24 Glebe House, Glebe Road, Harrogate, HG2 0LG

£139,950

Flat 24 Glebe House, Glebe Road, Harrogate, HG2 0LG

A superb two-bedroom first-floor apartment providing spacious accommodation within this popular purpose-built property for those over 55 years old.

The apartment has two bedrooms plus a large open-plan living area and fitted kitchen. The apartment has the advantage of a good-sized storeroom within the apartment and access to the attractive communal gardens.

Glebe House is located in an ever-popular position just off Cold Bath Road, within walking distance of a local shopping parade, bus stop and the famous Valley Gardens. Offered for sale with no onward chain.





FIRST FLOOR

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas. Bay window and electric fire.

KITCHEN

With a range of modern fitted units with electric hob and oven, integrated fridge/freezer, dishwasher and washing machine.

BEDROOMS

There are two double bedrooms, each with fitted wardrobe.

SHOWER ROOM

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

STORAGE

There is a large storeroom situated off the landing.

OUTSIDE

There is ample parking to the front of the development providing parking for residents and visitors. Glebe House stands in its own grounds, with well-maintained gardens to the sides for use of all residents.

AGENT'S NOTE

Glebe House is a development for the over-55s and has the benefit of a warden / house manager, communal lounge and gardens and resident / visitor parking. Each apartment is fitted with an emergency pull cord, which summons assistance from the warden, if required.

The property is long leasehold having an original term of 125 years from February 1987.

The service charge is £155.82 per month, paid in advance. The service charge is payable to the landlord, Your Housing Ltd.

The service charge covers the upkeep and maintenance of the development and this includes communal area cleaning, external window cleaning, grounds maintenance, maintenance of the fire alarm, external repairs, buildings insurance, lift maintenance, scheme manager, management fees etc.

The service charge is reviewed each year and a budget is discussed with residents as a general residents' meeting.

No pets are permitted.

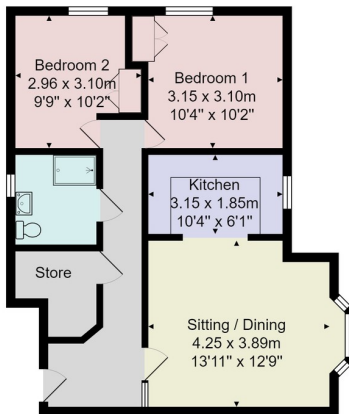
Subletting of the property is not permitted.

Owners are responsible for their own contents insurance for the building insurance is included within the service charge.

Tenure - Leasehold

Council Tax Band - C





Total Area: 59.7 m² ... 643 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)	81	83
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			