



27 Glebe House, Glebe Road, Harrogate, HG2 0LG

£150,000

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A spacious two-bedroom second-floor apartment, providing well-proportioned accommodation within this popular purpose-built retirement property.

The apartment has two bedrooms plus a large open-plan L-shaped living area and fitted kitchen. The apartment has the advantage of a good-sized storeroom within the apartment and use of the communal facilities.

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.





SECOND FLOOR

SITTING / DINING ROOM

A large L-shaped reception room with sitting and dining areas and windows to side.

KITCHEN

With a range of fitted wall and base units with point for cooker, space for fridge and washing machine.

BEDROOM 1

A double bedroom with fitted wardrobes.

BEDROOM 2

A further double bedroom with fitted wardrobes.

SHOWER ROOM

With a modern white suite, comprising WC, washbasin and shower. Heated towel rail.

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.

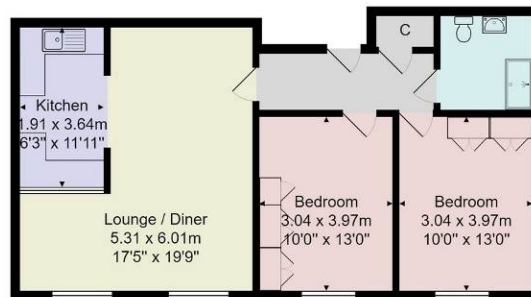
No pets are permitted.

Subletting of the property is not permitted.

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

Council Tax Band - C





Total Area: 67.2 m² ... 723 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	77	81
(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			