



19 Glebe House, Glebe Road, Harrogate, North Yorkshire, HG2 0LG

£129,950

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A superb two-bedroom first-floor apartment offering spacious and well-presented accommodation within this popular purpose-built development for the over-55s.

The apartment features two bedrooms together with a generous open-plan living and dining area, fitted kitchen, modern shower room and a particularly useful large storeroom within the property. Residents also enjoy use of the attractive communal gardens.

Glebe House occupies a highly desirable position just off Cold Bath Road, within a short walk of excellent local amenities, a regular bus route and the beautiful Valley Gardens. Offered for sale with no onward chain.





FIRST FLOOR ENTRANCE HALL

SITTING / DINING ROOM

A spacious open-plan reception space with defined sitting and dining areas and window overlooking the communal grounds.

KITCHEN

Fitted with a range of units with electric hob and oven. Space and plumbing for additional appliances.

BEDROOM 1

A double bedroom.

BEDROOM 2

A further good-sized bedroom.

SHOWER ROOM

A modern white suite comprising WC, washbasin and large walk-in shower. Heated towel rail.

STOREROOM

A particularly large and useful internal store, ideal for household storage or freezer space.

OUTSIDE

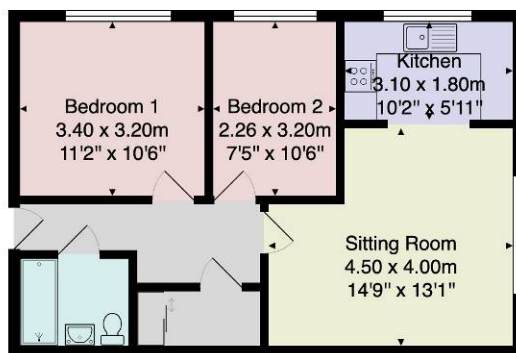
Residents enjoy the use of the well-kept communal gardens, together with residents' and visitor parking.

AGENT'S NOTES

- The property has electric heating and double glazing.
- Glebe House is an over-55s development with a resident Warden / house manager, communal lounge and gardens, lift access and emergency pull-cord assistance system.
- Long leasehold: original term 125 years from 1987.
- Service charge: £199 per month (paid in advance) covering Grounds maintenance, communal cleaning, external window cleaning, lift maintenance, fire alarm maintenance, external repairs, buildings insurance, scheme manager and management fees.
- No full-time pets permitted.
- Subletting is not permitted.
- Owners are responsible for contents insurance (buildings insurance included within the service charge).
- Upon resale, a payment of 1% of the purchase price per year of ownership is payable by the seller to the management company.
- Glebe House is undergoing comprehensive refurbishment during 2024, including updated internal and external decoration and a new fire alarm system.

Council Tax Band - C





Total Area: 54.1 m² ... 583 ft²

All measurements are approximate and for display purposes only.

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