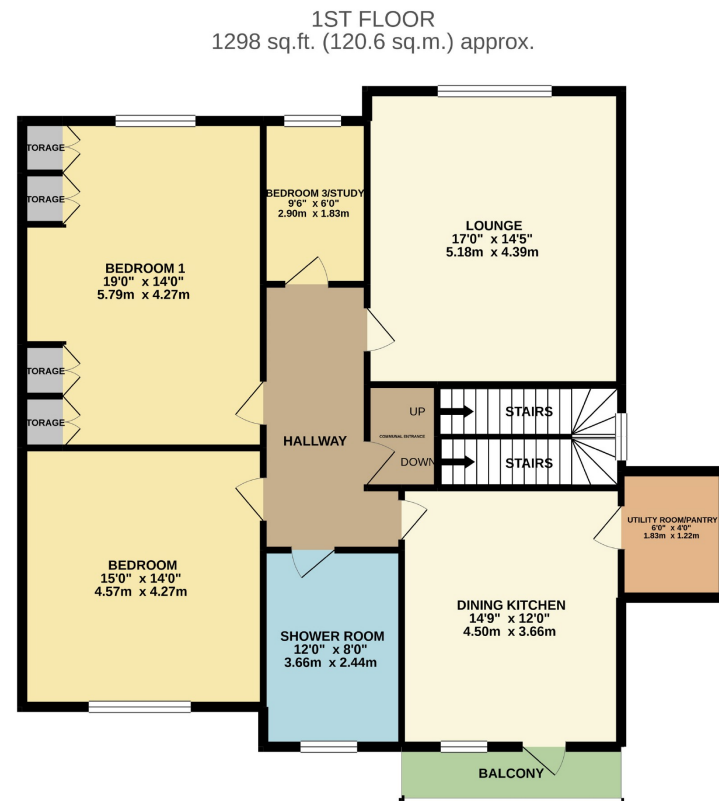
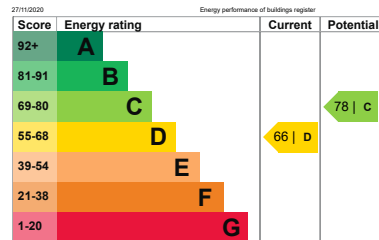


Floor Plan



TOTAL FLOOR AREA: 1298 sq.ft. (120.6 sq.m.) approx.

Energy Performance Certificates



The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be. The average energy rating and score for a property in England and Wales are D (66).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Timber frame, as built, no insulation (assumed)	Poor
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good

Directions

Proceed out of Harrogate on the Kings Road. With the Conference centre on your left proceed along and veer right onto Alexandra Road where the property is easily found on the right marked by a Hopkinsons for sale board.

Council Tax Band C Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Asking price £355,000

Flat 2, The Steyne, Alexandra Road, Harrogate, North Yorkshire, HG1 5JS

3 Bedroom Apartment

A stylish first floor apartment that offers well planned spacious three bedroomed accommodation located in a superb convenient near town centre location.

No chain involved.



HOPKINSONS
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

A stylish first floor apartment that offers well planned spacious three bedroomed accommodation located in a superb convenient near town centre location.

No chain involved.

With secure ground floor approach for flat 2 and 3 there are stairs that lead to a useful store area private to no 2.

The apartment has character with high ceilings and many original features with double glazed windows. There is a pleasant reception hall, spacious lounge, dining kitchen with integrated appliances and Belfast sink with a door to the rear fire escape.

In addition a separated utility room with a wall mounted combi boiler.

There are three bedrooms which offer two spacious double rooms the master having large fitted wardrobes and the smallest a single room or study.

There is a spacious contemporary luxury house shower room.

There is on street parking and lots of nearby leisure space. A five minute walk from the town centre bars, cafés, restaurants and nearby shops on Kings Road that cater for most daily needs.

Harrogate has good road, rail and bus links to Leeds, York and London.

AGENTS NOTE; The Tenure of the property is understood to be long leasehold, believed to have an original term of 999 years from 1972. The details of the lease will need to be approved by the purchaser's legal adviser.

