

Floor Plan



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) 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	

Directions

Proceed out of Harrogate along Cold Bath Road and turn right onto back Valley Drive (no sign). Continue along and take the first left onto Back Harlow Moor Drive with the property on your right hand side.

Council Tax Band A 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.



£185,000

21 Back Harlow Moor Drive, Harrogate, HG2 0EP

1 Bedroom Apartment

A very well presented one bedroom apartment perfect of first time buyers or investors as it offers well proportion living accommodation throughout and has an allocated parking space, benefiting from a superb location in the town centre and with a wide range of amenities close by on Cold Bath Road. NO ONWARD CHAIN.



HOPKINSONS
ESTATE AGENTS

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

Description

With gas fire central heating and UPVC double glazing the living accommodation comprises a separate private entrance leading into the entrance hallway, a spacious open plan living kitchen with living kitchen with lounge and dining areas, and double doors onto a private patio. The kitchen includes integrated fridge, freezer, dishwasher, gas hob, eye level double oven and a central island with a breakfast bar.

Master bedroom with built-in wardrobes offering useful storage and house shower room with walk-in shower, w/c, handbasin and a centrally heated towel rail.

Benefiting from a superb location with a range of shops, a bakery, deli's, coffee shops, bars, restaurants, Primary and Secondary schooling options close by, within walking distance of the Valley Gardens and also Harrogate's town centre which also has a wide range of shops, restaurants, bars and great transport links to Leeds, York and London.

