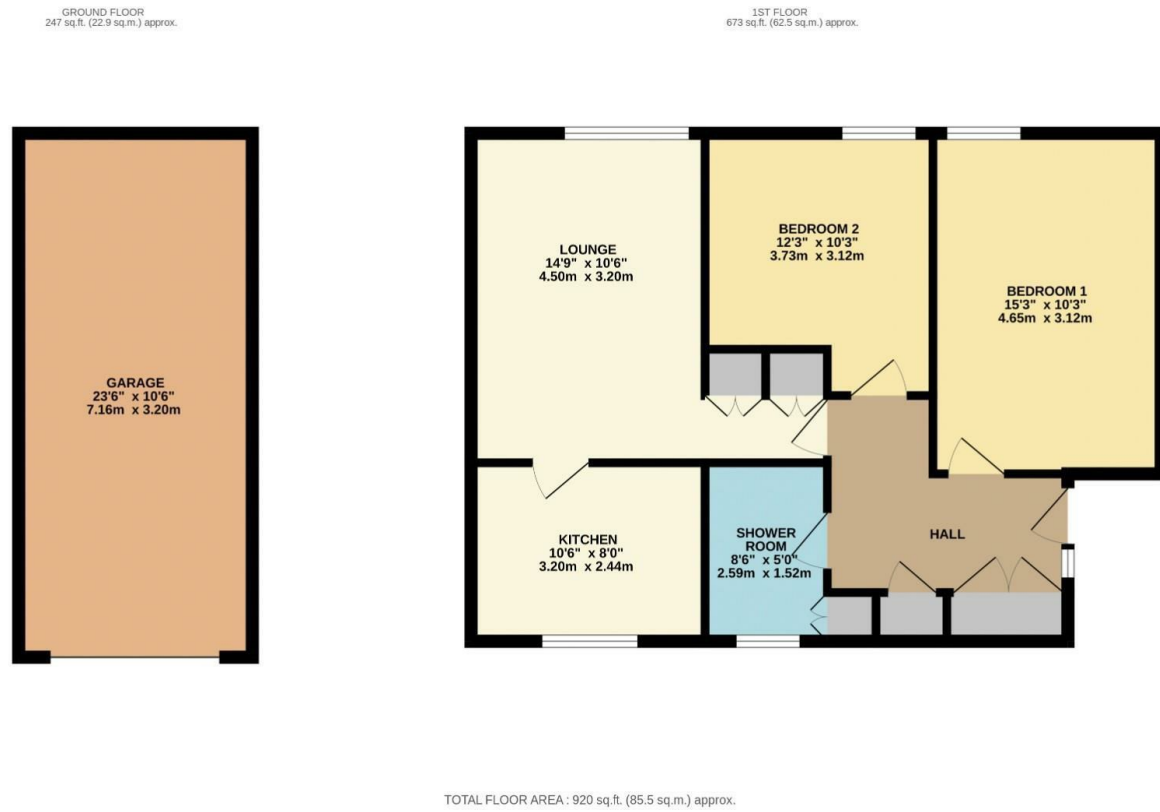


Floor Plan



Energy Performance Certificates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Directions

Proceed out of Harrogate on the main A61 Ripon Road. Turn right into Coppice Avenue and first right into Coppice Gate where the property is easily found on the right hand side clearly marked by a Hopkinson for sale board.

Council Tax Band 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.



£167,500

4 Coppice Gate, Harrogate, HG1 2DR

2 Bedroom Apartment

A two bedroom first floor purpose-built apartment which has been updated by the current owners featuring a large single garage located in a popular near town centre position. No chain involved.



**HOPKINSONS**  
ESTATE AGENTS

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

## Description

This charming apartment is an ideal first time buyer opportunity or investment to rent.

Approached from a secure ground floor UK entrance with staircase to the first floor the apartment briefly comprises; Reception hall with useful storage areas and a concealed updated Worcester Combi boiler.

A spacious lounge overlooks the rear communal lawns.

There is a modern fitted kitchen with a range of storage cupboards, stainless steel sink unit, 4 ring gas hob fan assisted oven, freestanding dishwasher and fridge freezer and space/plumbing for a washing machine.

There are two double bedrooms and a luxury updated house shower room with white suite that includes a chrome heated towel rail.

Outside there are communal gardens and a private driveway leading to a garage that is 23'6 x 10'6 with electric light and power.

Harrogate is a popular town that features a good range of shopping opportunities bars, restaurants, and cafés.

It has a good road and rail network connecting the traveller and commuter to Leeds York and London.

Additionally, other attractions include the famed 200 acre Stray and the popular Valley Gardens.

**AGENTS NOTES:** Service charge is £130pcm - this includes the ground rent. Sub-letting permitted, **NO PETS**

