



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>	69	75
(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

Leave Harrogate town centre via Station Parade turning left at the traffic lights onto Station Bridge, at the roundabout take the first exit onto East Parade and continue to the mini-roundabout turning left onto Bower Road, turn first left into Haywra Street and immediately left into Haywra Court.

Council Tax Band D 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.



**£215,000**

2 Haywra Court, Haywra Street, Harrogate, Yorkshire, HG1 5SP

2 Bedroom Apartment - Retirement

**A rare opportunity to acquire a spacious ground floor apartment, retirement home for over 55's with its own private entrance, situated on the corner of the building and benefitting from a superb location in the centre of Harrogate within walking distance of it's wide range of amenities and transport links. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

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## Description

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With double glazing the living accommodation comprises; private entrance hall with three useful storage cupboards, a spacious lounge with a feature electric fireplace and a dual aspect including a lovely bay window, kitchen with electric hob and extractor, eye level oven and space for an under counter fridge and freezer.

Good sized Master bedroom with fitted wardrobes and drawers, second double bedroom with fitted wardrobes, but could also be used as a dining room or second reception room. There is a house shower room with walk in shower, w/c and hand basin.

Outside the front door there a communal patio area which benefits from the morning sun providing a pleasant seating area, and a communal car park with unallocated parking space's for residents and visitors.

Haywra Court is a very popular over 55's development located in the centre of Harrogate with an on site warden and communal lounge, where there are regular meetings including coffee mornings and can be used by residents for visitors also. The location is walking distance into Harrogate's town centre and it's bus station, train station, variety of shops, restaurants and theatre.

