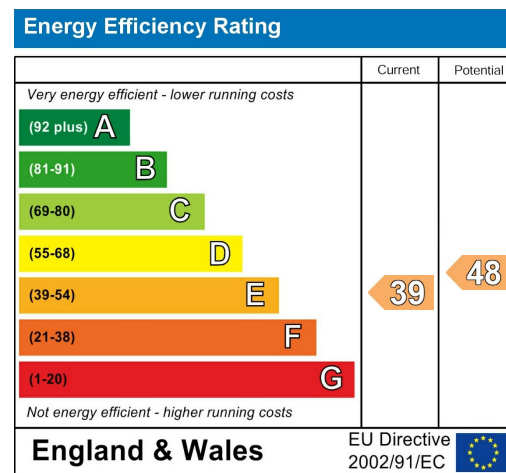


Energy Performance Certificates



Directions

From the Empress roundabout proceed out of Harrogate on Knaresborough Road and continue over the level crossing and proceed up the hill and where Beech House (no.79 High Street) is on the right hand side, just after The Avenue, clearly marked by a Hopkinsons For Sale Board.

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.



£140,000

Beech House, Flat 5 79 High Street, Harrogate, HG2 7LH

1 Bedroom Apartment

A very well presented one bed roomed top floor apartment which has been recently redecorated and recarpeted offers well proportioned living accommodation and benefitting from a great location close to a wide range of amenities and transport links all within walking distance. NO ONWARD CHAIN.



HOPKINSONS  
ESTATE AGENTS

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

## Description

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With electric heating and double glazing the living accommodation comprises; secure communal entrance with an intercom system, communal hallway and stairs leading up to the apartment, private entrance door leading to the hallway and then leads into the open plan spacious living/dining kitchen with pleasant views over the park to the front. The kitchen includes; electric hob, single oven, integrated fridge freezer and plumbing for a washing machine.

There is a spacious Master bedroom with Velux window and built in storage cupboard and house shower room with walk in shower, w/c and hand basin.

Outside to the front of the property there is on street parking. Benefitting from a good location within walking distance of amenities including Post Office, convenience stores, Elite Meat Butchers, and transport links with a regular bus service between Harrogate and Knaresborough, and train links to Harrogate, Knaresborough, Leeds and York.

