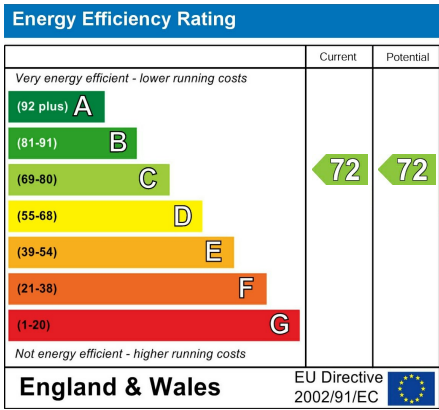


Floor Plan



Energy Performance Certificate



Directions

Proceed down Knaresborough Road from the Empress round about, and the property is easily found on the left hand side at the first parade of shops.

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.



£215,000

19a Knaresborough Road, Harrogate, North Yorkshire, HG2 7SR

2 Bedroom Apartment - Conversion

A rare opportunity to acquire a very spacious two bed apartment in a convenient and popular location, close to a variety of local amenities and with excellent transport links. No onward chain.



HOPKINSONS
ESTATE AGENTS

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

Description

The accommodation comprises: Private entrance leading to a hallway and under stairs cupboard. Stairs to first floor landing with built in storage and display cabinet. First floor comprises: Generous living room with large windows overlooking front aspect. Master bedroom with built in wardrobes and with window to rear aspect leading to ensuite with bath, shower attachment, built in vanity unit, w/c and illuminated cabinet.

Beech kitchen diner with integrated dishwasher, washing machine, double oven and induction hob, and with free-standing fridge freezer. Space for table and four chairs. Window to rear aspect. The landing leads to a small office area with window to front aspect and to stairs to second floor.

Second floor comprises: Landing area with Velux window. Cupboard and eaves storage. Second bedroom with built in drawer unit. Bathroom with Velux window with shower enclosure, basin and w/c and further storage cupboards.

The property requires some modernisation but is in good order and occupies an excellent location in a popular area, overlooking Harrogate Hospital, and with bus stops directly outside. Starbeck train station is approximately 1.5 miles. Close to Harrogate centre and 100m from the Stray. Daytime parking is on street parking with permits available from North Yorkshire Council and overnight parking is available on the shop forecourt.

AGENTS NOTES: leasehold property 99 year lease with 75 remaining. Can be sub-let and pets are allowed.

