







Glebe Road, Harrogate, North Yorkshire, HG2 0LG

- Superb two-bedroom ground-floor retirement apartment.
- Exclusive over-55s development.
- Modern fitted kitchen.
- Attractive outlook over communal gardens.
- Communal lounge, house manager and resident parking.
- Situated within the popular Glebe House development.
- Spacious open-plan living and dining area.
- Two well-proportioned bedrooms.
- Two useful additional storerooms.
- Excellent location just off Cold Bath Road

HUNTERS®
HERE TO GET *you* THERE

Guide Price £150,000

Glebe Road, Harrogate, North Yorkshire, HG2 0LG

DESCRIPTION

A superb two-bedroomed ground-floor apartment situated within the highly regarded Glebe House retirement development, ideally positioned just off the ever-popular Cold Bath Road.

Offering spacious accommodation throughout, the apartment comprises two well-proportioned bedrooms, a generous open-plan living and dining area and a modern fitted kitchen. The property enjoys an attractive outlook over the communal gardens and benefits from two useful storerooms, one located within the apartment and a further store accessed from the communal hallway.

Glebe House enjoys an excellent position within walking distance of a local shopping parade, bus services and the famous Valley Gardens, making it an ideal location for those seeking convenient and comfortable retirement living.

The development is exclusively for the over-55s and offers a range of facilities, including a house manager/warden, attractive communal lounge, well-maintained communal gardens and resident and visitor parking. Each apartment is fitted with an emergency pull-cord system, providing reassurance and access to assistance from the house manager if required.

The property is leasehold, with an original 125-year lease commencing February 1987. The service charge covers the upkeep and maintenance of the development, including communal area cleaning, external window cleaning, grounds maintenance, fire alarm maintenance, external repairs, buildings insurance, lift maintenance, scheme manager and management fees. The service charge is reviewed annually, with the budget discussed with residents at a general residents' meeting.

Please note that pets and subletting are not permitted within the development. Buildings insurance is included within the service charge, although owners are responsible for arranging their own contents insurance.

An excellent opportunity to acquire a spacious ground-floor retirement apartment in a highly convenient and sought-after location.







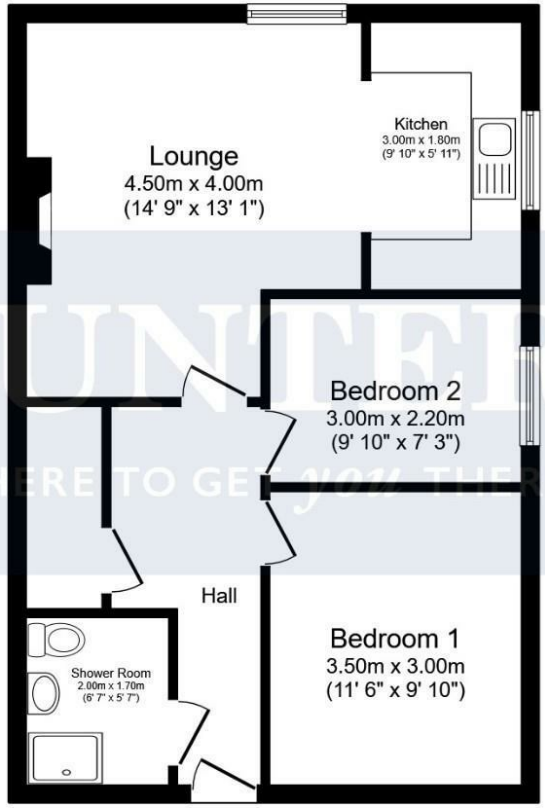












Total floor area 53.6 sq.m. (577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

HUNTERS®
HERE TO GET *you* THERE

Viewings

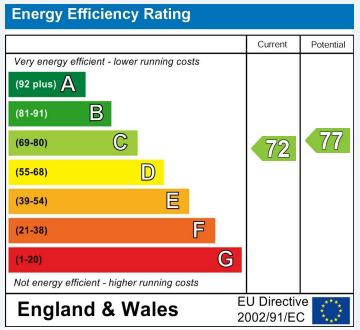
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE