







Cold Bath Road, Harrogate, HG2 0NT

- Chain free
- Juliet balcony with elevated views towards Harrogate town centre
- Separate fitted kitchen with window
- Newly installed UPVC French doors
- Excellent location close to Valley Gardens, local amenities and Harrogate town centre
- Spacious one-bedroom second-floor retirement apartment
- Generous living and dining room
- Double bedroom with mirrored fitted wardrobes
- Popular McCarthy & Stone retirement development for the over-55s, with House Manager, lift, residents' lounge and guest suite
- EPC TBC

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Guide Price £92,500

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DESCRIPTION

A spacious one-bedroom second-floor retirement apartment with a Juliet balcony enjoying elevated views towards Harrogate town centre. Offering scope for modernisation, the property forms part of the popular Adelphi development for the over-55s, conveniently located close to Valley Gardens and local amenities.

The accommodation comprises an entrance hall with useful storage, a generous living and dining room with newly installed UPVC French doors opening onto the Juliet balcony, a separate fitted kitchen, a double bedroom with mirrored fitted wardrobes and a bathroom with bath and overhead shower. The bedroom window is due to be replaced by the management company.

Residents benefit from a House Manager, lift access, residents' lounge, on-site laundry, communal gardens, a bookable guest suite and adjacent parking. A full redecoration of the communal areas, including new carpets, furniture and soft furnishings, has also been agreed by the management company and is expected to take place in the coming months.

The location is exceptionally convenient, with a bus stop immediately outside, a mini supermarket and pharmacy opposite, and Valley Gardens just around the corner. Harrogate town centre is approximately one mile away, offering a wide range of shops, cafés, restaurants and leisure facilities.

An excellent opportunity to acquire a well-proportioned retirement apartment in a sought-after Harrogate location, with attractive elevated views and potential to personalise.







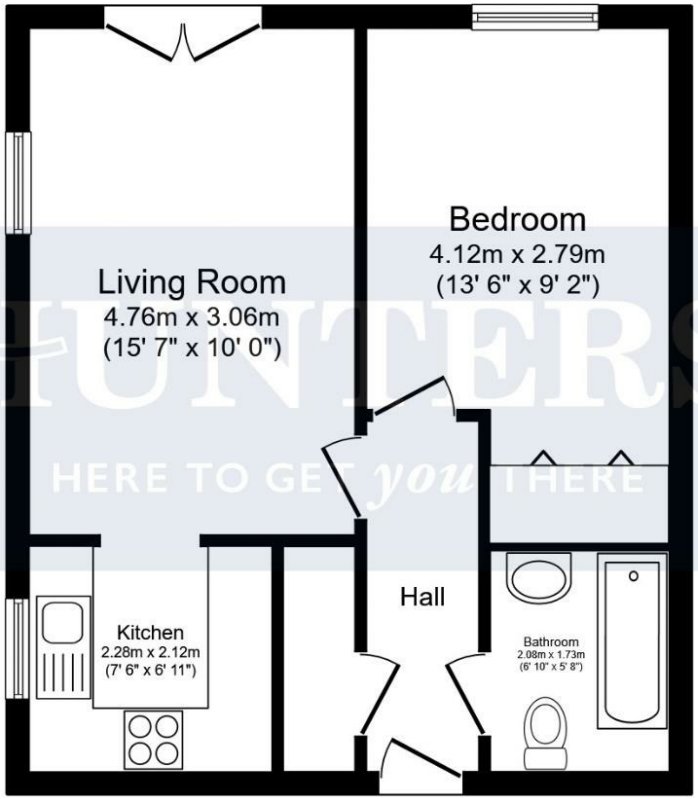



THE ADELPHI









Total floor area 41.9 sq.m. (451 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

Viewings

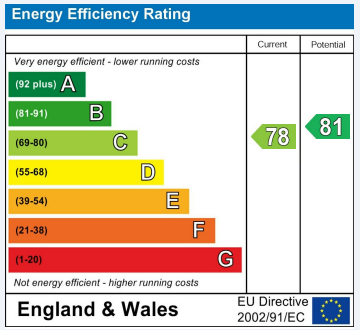
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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