



King Edwards Drive, Harrogate, HG1 4HN

- Ideal for first time buyers and buy to let investors
- Private entrance via external staircase
- Two reception rooms
- Utility room with separate W.C.
- Sort after location
- Two-bedroom duplex apartment
- Two double bedrooms
- Dining kitchen with breakfast bar
- Additional storage space

Guide Price £160,000



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DESCRIPTION

Located on King Edwards Drive in Harrogate, this two-bedroom duplex apartment is arranged over two floors and benefits from its own private entrance via an external staircase.

The accommodation comprises a dining kitchen, utility room with separate W.C., two reception rooms, two double bedrooms, bathroom and additional storage.

The first floor includes a good-sized dining kitchen fitted with a range of wall and base units, one-and-a-half bowl sink and drainer, space for a cooker and a breakfast bar. There is also a built-in cupboard, double-glazed window and private external door leading to the staircase.

The utility room has space and plumbing for a washing machine, together with a W.C., wash basin and side-facing double-glazed window.

An inner hallway provides access to the first-floor rooms. The dining room has a front-facing double-glazed bay window, radiator and stairs leading to the second floor. The living room has double-glazed windows to the front and side, a fireplace and coving to the ceiling.

The second-floor landing has a radiator, storage cupboard and additional storage over the stairs, with access to all second-floor rooms.

Bedroom one is a good-sized double bedroom with a radiator and side-facing double-glazed window. Bedroom two is also a double bedroom and is accessed via a step down from the landing, with a radiator and side-facing double-glazed window.

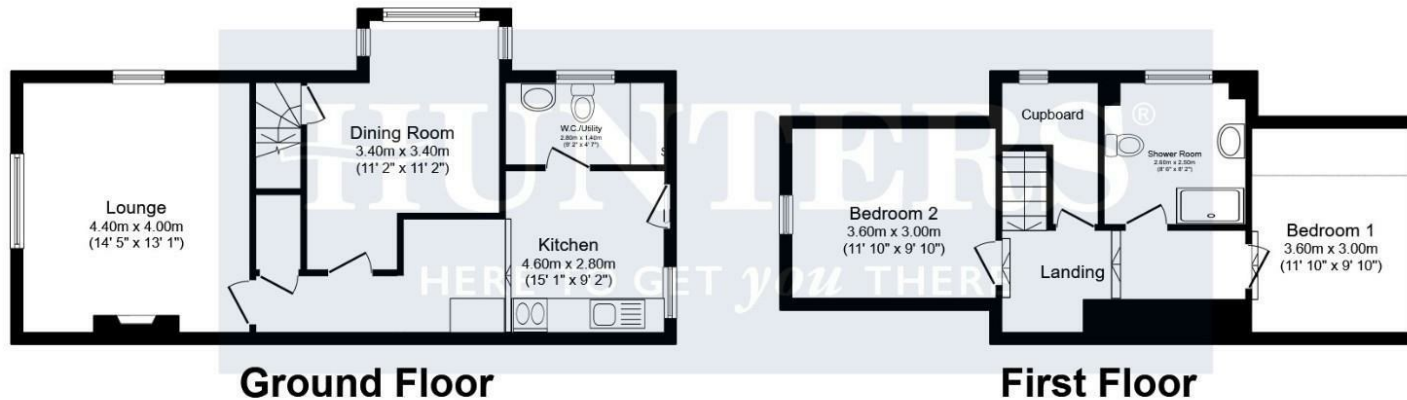
The bathroom is fitted with a bath with shower over, W.C., wash basin and radiator, with fully tiled walls and a front-facing double-glazed window.

The property is sold with a share of the freehold. It is situated close to Harrogate town centre and within easy reach of the town's shops, services and other amenities.

The property may suit a range of buyers, including first-time purchasers and investors.







Total floor area 93.0 sq.m. (1,001 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.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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