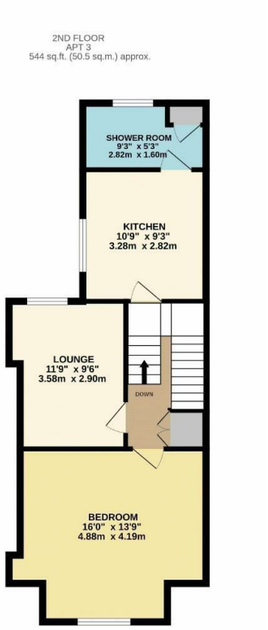
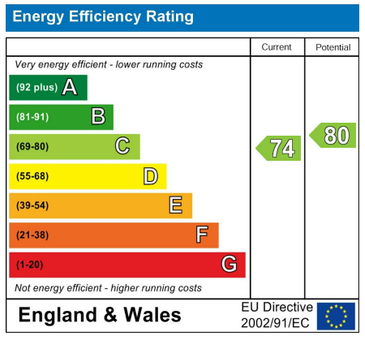
## *Floor Plan*




## *Energy Performance Certificate*




## *Directions*

Proceed out of Harrogate on Kings Road passing the Conference Centre, passing the Sainsbury's local following the road round to the right and the property is found on your right hand side just before the lights,

Council Tax Band A  Tenure Leasehold - Share of Freehold

**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.




# *£175,000*

*Apt 3, 214 Kings Road, Harrogate, HG1 5JG*

1 Bedroom Apartment

***A very well presented one bedroomed second floor apartment which offers well proportioned living accommodation throughout and with character features throughout which is currently being run as a very successful Air BnB but also ideal for first time buyers. NO ONWARD CHAIN.***





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

*Description*

## The Property

With gas fired central heating and double glazing the living accommodation comprises; secure communal entrance hall, stairs leading to your private entrance door leading to the hallway which leads to the lounge, modern fitted kitchen with integrated fridge, electric hob and single oven. A great sized double bedroom and house shower room with w/c, hand basin, walk in shower and useful storage cupboard.

## Surrounding Area

Benefitting from a superb location on Kings Road with a wide range of local amenities within walking distance ranging from shops, coffee shops, restaurants and delis, but is also on a regular bus route into Harrogate's town centre.

AGENTS NOTES: The current owner owns the two other apartments at 214 Kings Road along with the freehold which are all available to purchase as one transaction. Please contact the office on 01423 501201 for further details.















