



Leeds Road, HarrogateHG2 8BQ

welcome to

Leeds Road, Harrogate

Notice Of Offer: Flat 1 56 Leeds Road HG2 8BQ We advise that an offer has been made for the above property in the sum of £350,000. Any persons wishing to increase on this offer should notify us of their best offer prior to exchange of contracts. William H Brown, 4 Albert Street HG1 1JL 01423 502282



A wonderful opportunity to acquire this charming two-bedroom ground-floor apartment, set within an elegant period property in one of Harrogate's most sought-after South Side locations.

The spacious accommodation includes: a welcoming communal entrance, private entrance hall, cloakroom with WC, a well appointed living room featuring decorative panelling and a stunning ceiling rose, a generously sized kitchen/diner, practical utility cupboard and master bedroom with en-suite shower room.

The converted basement offers further versatile space, including a second double bedroom, a bathroom, and a useful storage cupboard.

Outside, the property enjoys garden areas to both the front and rear, with steps leading down to a graveled patio—ideal for relaxing or entertaining.

Early viewing is highly recommended. Call us today on 01423 502282 to arrange your appointment. EPC Rating D

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Entrance Hall

Cloakroom

Living Room

21' 4" max x 14' 9" max (6.50m max x 4.50m max)

Kitchen/Diner

15' 2" max x 18' 5" max (4.62m max x 5.61m max)

Utility Cupboard

Master Bedroom

11' 2" max x 13' 4" max (3.40m max x 4.06m max)

En-Suite

8' 2" max x 5' 9" max (2.49m max x 1.75m max)

Basement

Inner Hall

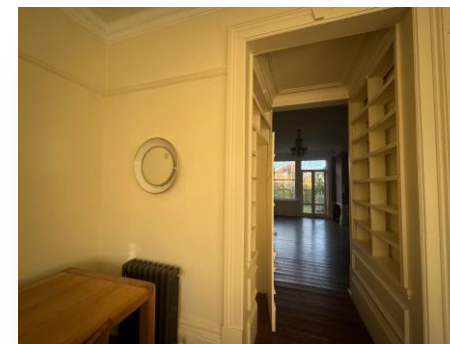
Bedroom Two

12' 4" max x 10' 9" max (3.76m max x 3.28m max)

Bathroom

Storage Cupboard

Exterior



view this property online williamhbrown.co.uk/Property/HRG107668



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Leeds Road

- SOUGHT AFTER SOUTH SIDE OF HARROGATE LOCATION
- Two bedroom ground floor apartment
- Master bedroom with en-suite
- Spacious dining kitchen with useful utility cupboard
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG107668 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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