



Apartment 1, 7 Glebe Road, Harrogate, North Yorkshire, HG2 0LZ

A stylish two bedroom ground floor apartment conveniently positioned within this elegant period building, with close proximity of an excellent range of amenities in the fashionable Cold Bath Road area of Harrogate. NO ONWARD CHAIN

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dacres.co.uk   



**Apartment 1, 7 Glebe Road,
Harrogate, North Yorkshire, HG2 0LZ**

Guide Price: £240,000

- Stylish ground floor apartment
- Elegant sitting room
- High quality kitchen
- Two double bedrooms
- House shower room
- No Onward Chain



General remarks

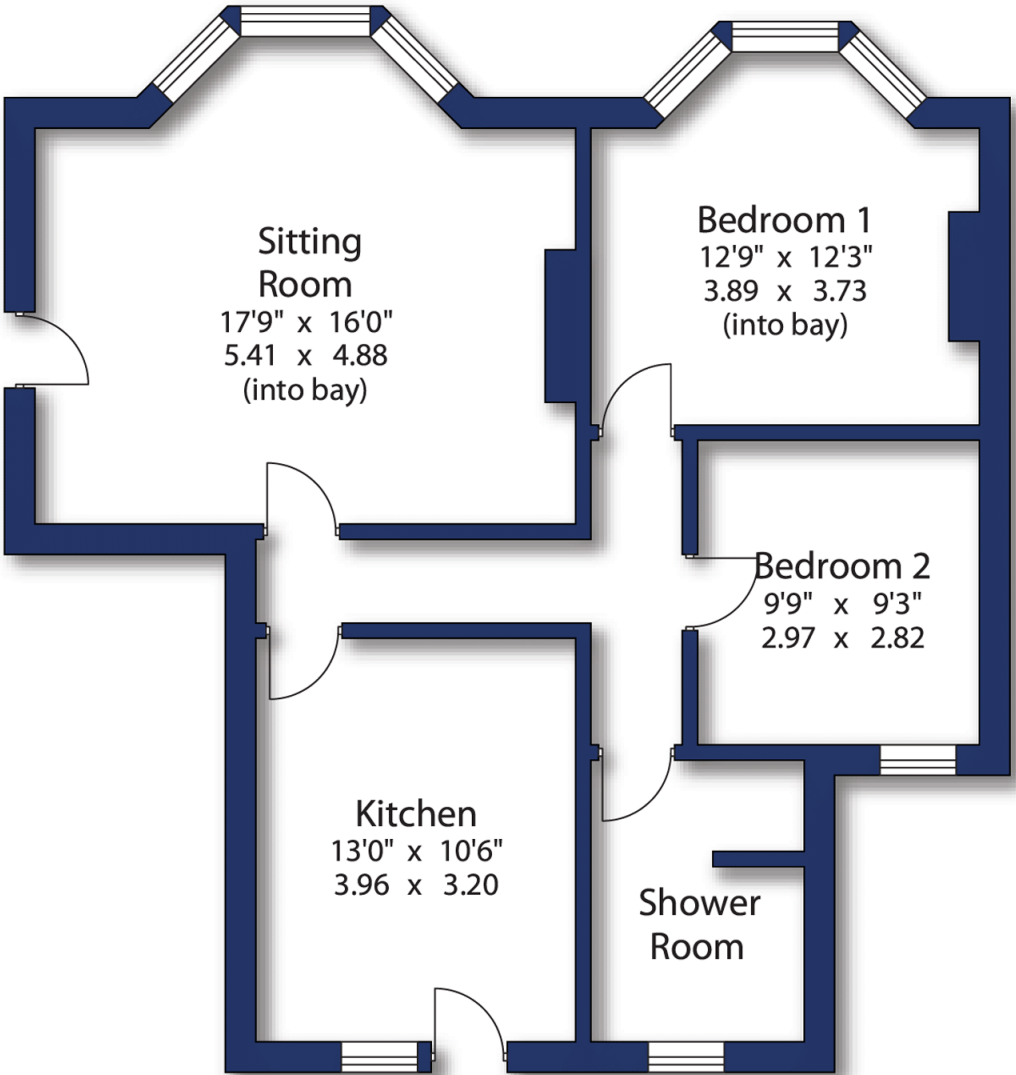
This cleverly designed high quality ground floor apartment will appeal to a wide variety of prospective purchasers seeking ease of access to Cold Bath Road's ever increasing range of amenities which include shops, schools and other local restaurant premises.

A communal entrance hall gives access to an elegant sitting room having a front bay feature, ornamental fireplace and an inner door to a hall, of which lies a well-appointed kitchen - having an extensive provision of granite work surfaces, fitted Shaker style cabinets and integrated appliances along with a door to the rear. The kitchen incorporates electric hob, double oven, integrated fridge/freezer, dishwasher and washing machine, along with underfloor heating.

The principal double bedroom is positioned to the front of the property with a bay window overlooking garden areas and also having an ornamental fireplace. Positioned to the rear of the property is a further double bedroom and these are served by a house shower room, having a high quality contemporary white suite incorporating a walk-in shower enclosure, low level WC, hand wash basin and heated towel rail.

There is a ready availability of on road car parking in Glebe Road and throughout the Cold Bath Road area.

Floorplans



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Mortgage
Advice Bureau

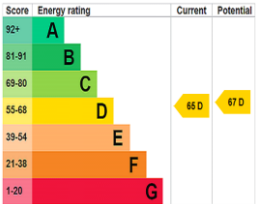
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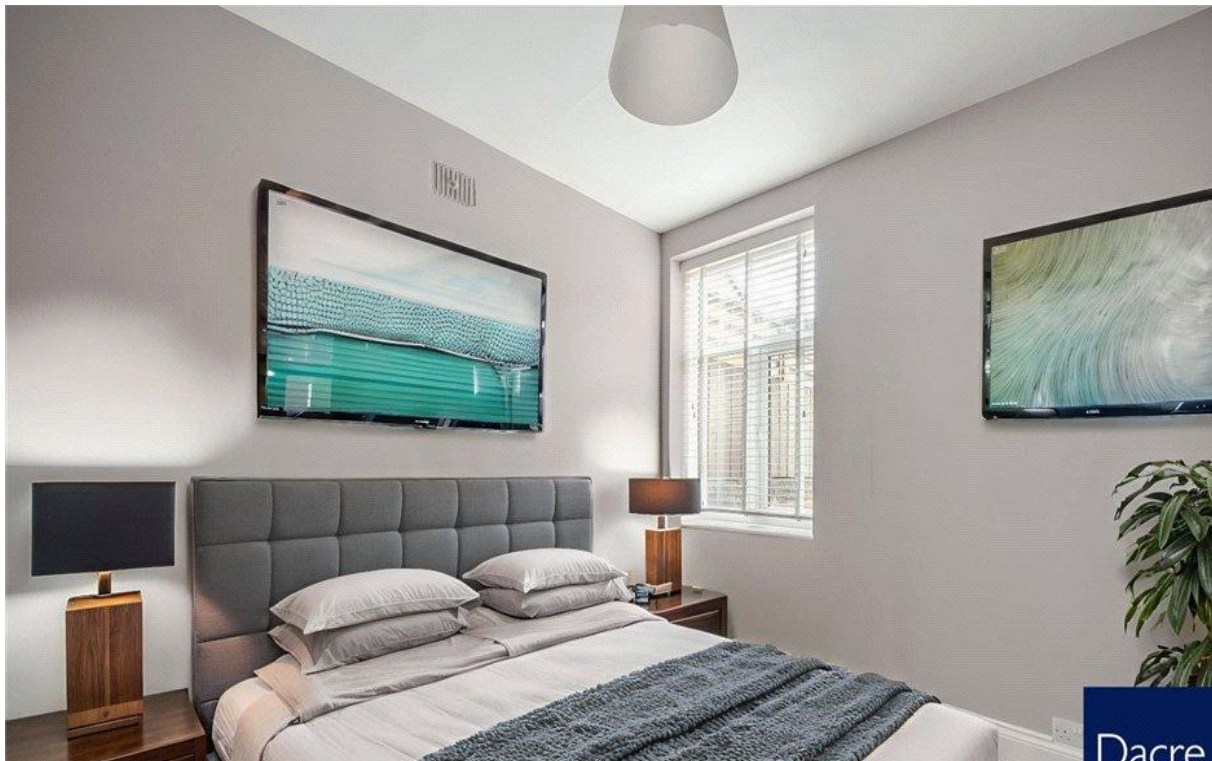
Dacres Surveys

Call for a quote
01943 885 400

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Contact us



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Directions

From Otley Road, turn into Cold Bath Road and continue down. Just after the parade of shops turn right into Glebe Road where the property will be found further down on the left hand side identified by our For Sale board.

What3Words coats.wisely.wedge

Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band C

Tenure, Services & Parking

- Leasehold – Awaiting confirmation from vendor
We have been advised the Service Charge is £540 per annum
- All mains services are installed
- On street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: HAR250443