DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £265,000

- Highly sought after and convenient residential location
- Well-appointed accommodation throughout
- Delightful Stray side views
- Attractive lounge incorporating dining area
- Refitted kitchen
- Two double bedrooms with built-in wardrobes
- Shower room and separate WC
- Garage

1 Granby Park, Harrogate, North Yorkshire, HG1 4AE

A spacious and well-appointed ground floor apartment with attractive Stray views to the front, together with well-maintained communal gardens and single garage, situated within this highly regarded and convenient near-town centre location.

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1 Granby Park, Harrogate, North Yorkshire, HG1 4AE

Harrogate 1 miles, York 20 miles, Leeds 19 miles (all distances approximate)

General remarks

With electric heating and uPVC double glazing this spacious, light and airy ground floor apartment enjoys a delightful aspect over The Stray.
Viewing is highly recommended and the property briefly comprises; private entrance porch, with useful cupboards, which leads into the reception hall having two further useful storage cupboards. There is a delightful lounge which incorporates the dining area, taking full advantage of the views toward The Stray. There is also a feature electric fire. A modern kitchen comprises a range of matching wall and base units with working surfaces over. Integrated appliances include a fridge, freezer and oven with four ring induction hob and filter hood over. There is also space and plumbing for a washing machine and dishwasher.

There are two double bedrooms, both having a comprehensive range of built-in wardrobes and storage, and one having a large walk-in cupboard. There is a separate cloakroom and the shower room comprises a large walk-in shower with inset wash hand basin with vanity cupboards beneath.

The property stands within attractive and well-maintained communal gardens and the apartment also has a single garage.

The property is well-placed for those who require walking access to shops which cater for most daily needs. Beyond the town centre is just a pleasant walk across The Stray and there are excellent shopping and recreational opportunities, a good road and rail network which offers the traveller and commuter access to Leeds, York and beyond.

Directions

From the Empress roundabout continue along Skipton Road turning right into Claro Road and first right into Granby Park where the apartment is the first one on the left hand side.

what3words feed.market.turned

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band D

Tenure, Services & Parking

- Leasehold. 999years from 01/04/1960. Total service charge due for half year to 30/06/2026 £1387.55. Annual Ground Rent £15.00
- No gas to the property. Heating is via electric heating. Single garage
- Single garage
- The property is in a Conservation Area

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 £34.20 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

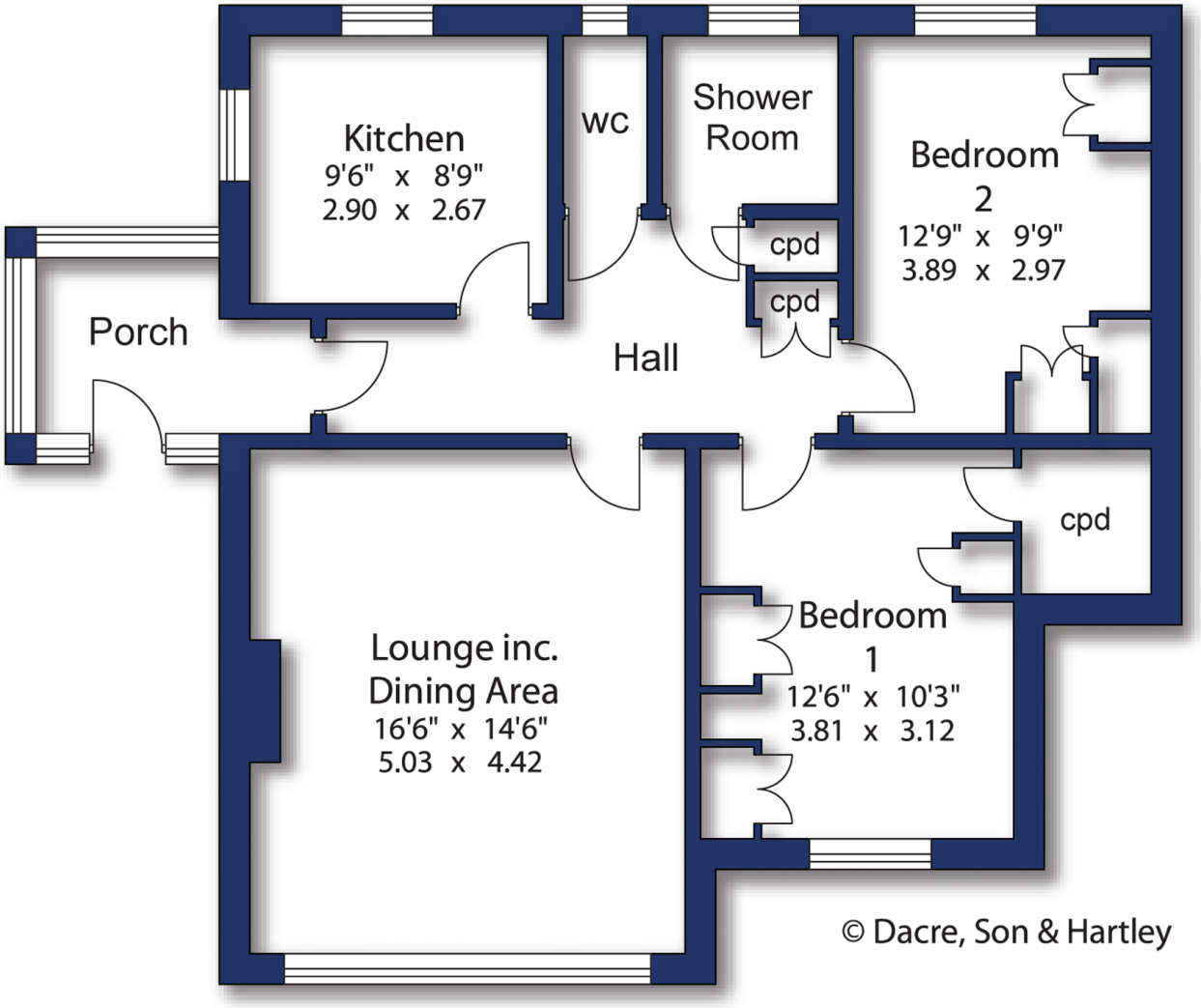
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

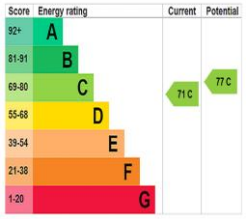
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Floorplans





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