Dacre, Son & Hartley

19 Yorkshire Offices

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31, Martin Grange, 5 Otley Road, Harrogate, North Yorkshire, HG2

Exclusive Retirement Living in a Prime Location

A Stunning Two-Bedroom Home with Unparalleled Views

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dacres.co.uk







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Guide Price: £475,000

- Generous Living Space
- Two Double Bedrooms
- Modern Wet Room & Separate WC
- Private Entrance & Communal Access
- Chain Free







General remarks

Welcome to Martin Grange, an exclusive retirement development designed for the over-60s, offering the perfect blend of independent living and a friendly community. This sought-after residence provides on-site 24-hour support (subject to staff availability) alongside an impressive range of communal facilities, ensuring a comfortable and fulfilling lifestyle.

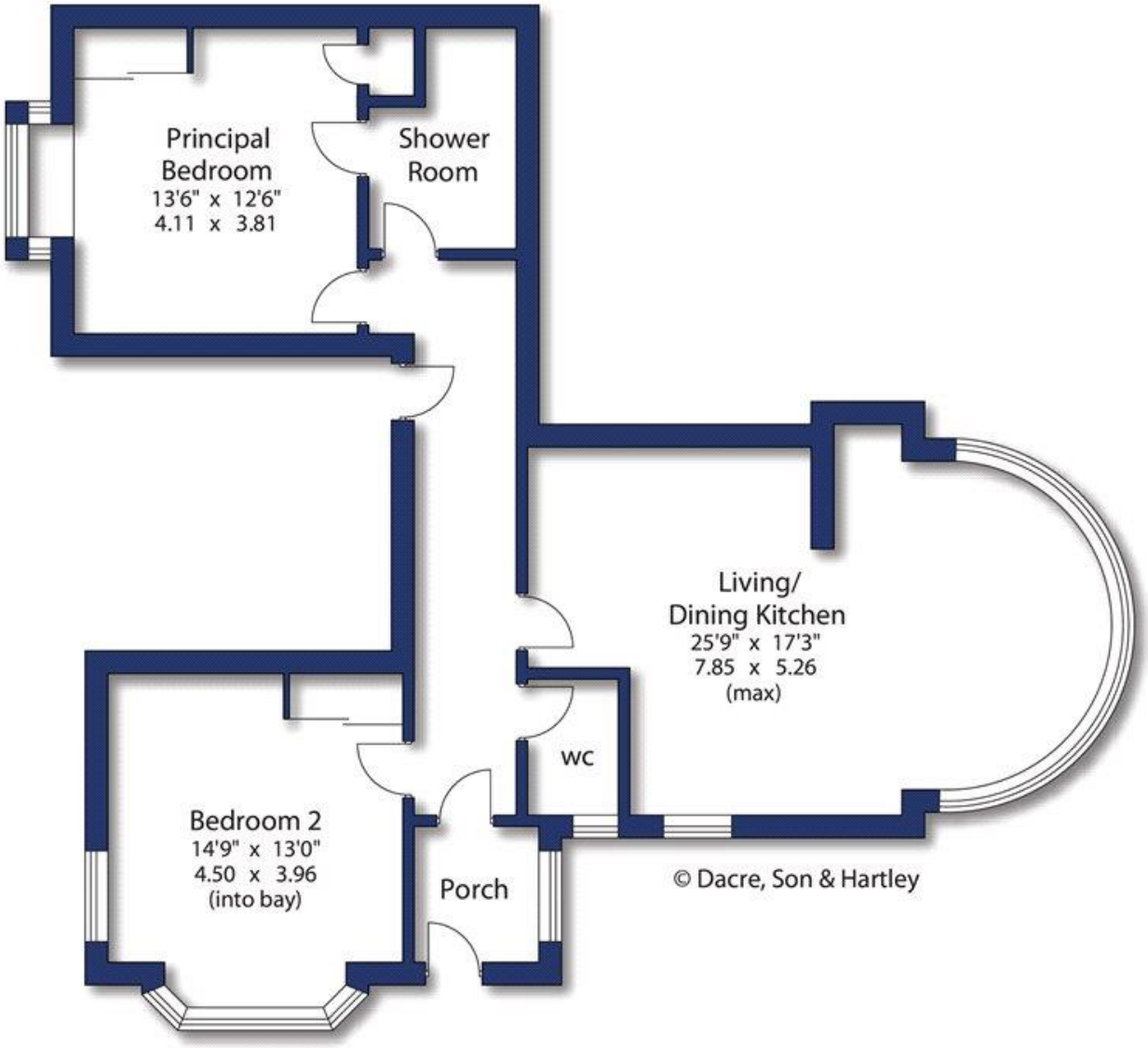
This spacious and sophisticated two-bedroom property boasts stunning views over the Stray, offering a tranquil and picturesque setting. Designed with comfort and convenience in mind, this home is ideal for those seeking a high-quality retirement lifestyle.

The large, open-plan kitchen/diner and living room is designed for both relaxation and entertaining, with impressive bay windows flooding the space with natural light and offering breathtaking views. The two double bedrooms are well proportioned and tastefully designed, offering ample space and flexibility.
The wet room is thoughtfully designed for ease of use, ensuring accessibility and practicality.
The property benefits from a private entrance while also enjoying access to a communal hall with lift and stairs to all floors.

Exceptional On-Site Amenities:
Residents of Martin Grange enjoy a superb range of facilities, including:
A welcoming resident's lounge, perfect for socialising and relaxing.
An on-site café bistro, serving meals and refreshments.
A hair salon, offering hairdressing services on-site.
A buggy store, providing convenient storage for mobility aids.

Situated in a highly desirable location, Martin Grange is ideal for those who value both independence and a vibrant community atmosphere. With beautiful surroundings and excellent facilities, this is an opportunity to embrace a fulfilling and worry-free lifestyle.

Floorplans



Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.









CONTACT US

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Local Authority & Council Tax Band

- North Yorkshire County Council
- Council Tax Band E

Tenure, Services & Parking

- Leasehold
- Mains electric, water and drainage. Domestic heating is electric
- Communal parking

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low,; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

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 £24.00 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: HAR250099