

**FOR SALE**



**Dixon Terrace, Harrogate**

**MARTIN&CO**



## Dixon Terrace, Harrogate

1 Bedroom, 1 Bathroom

Asking Price Of £160,000

- No onward chain
- Fantastic location
- Close to local amenities
- Ground floor
- Private entrance

Offered to the market with no onward chain. This ground floor apartment offers a healthy yield to investors, as well as an ideal first home. Situated just off the Kings Road, Dixon Terrace is conveniently located close to an array of local shops, cafes, and a regularly serviced bus route.



Entering the apartment through its private entrance, there is a spacious hallway, that would make an ideal work from home space or provide additional storage or utility space.

Leading through to the breakfast kitchen which has been fitted with a range of timeless white units, built in oven & extractor hood, sink and

plumbing for a washing machine.

The charming living room, with feature fireplace at its focal point. The large bay window offers plenty of natural light.

Under stairs cupboard offering useful additional storage.

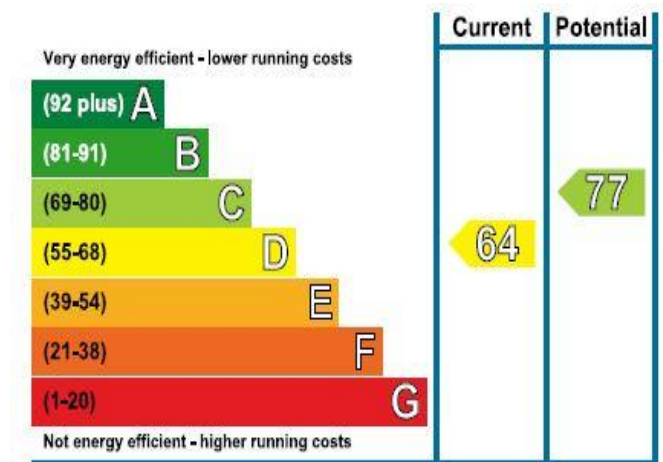
Double bedroom with large bay window and a range of fitted wardrobes.

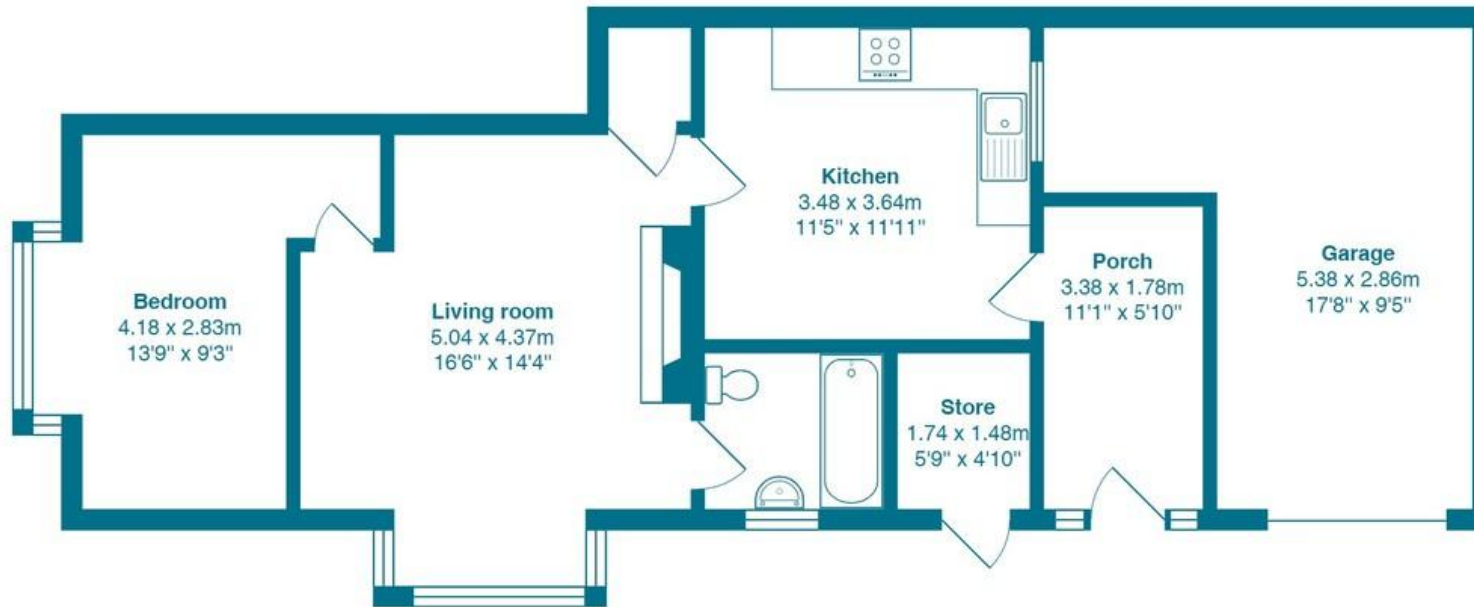
The apartment includes a useful external store as well as the single

garage.

TENURE: We have been advised by the vendor that there are 980 years remaining of a 999 year lease starting in April 2005. The buildings insurance and property maintenance costs will be split 50:50 with the first-floor apartment. There is currently no ground rent or service charge payable at the property.

There is currently a tenant in situ, with a assured shorthold tenancy in place until August 2024.





Dixon Terrace, Harrogate, HG1 2AP

Total Area: 79.6 m<sup>2</sup> ... 857 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Martin & Co Harrogate

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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