

FOR SALE



Kings Road, Harrogate, HG1 5JG

MARTIN & CO



Kings Road, Harrogate

3 Bedrooms, 1 Bathroom

Duplex Apartment

Asking Price Of £180,000

- No onwards chain
- Convenient location
- Duplex Apartment
- Over 100 sq m
- Fantastic potential
- Buy to let opportunity
- Ideal for first time buyers



Martin & co are delighted to offer to the market this fantastic three bedroomed, duplex apartment situated on Kings Road, Harrogate.

Located a short walk from Harrogate Town Centre, with a growing selection of independent restaurants, cafes & shops. The increasingly sought after Kings Road has much to offer.

The area is well connected by road, with the A1(M) approximately 10 miles from the property, offering easy access to the north and south. While Harrogate Railway station is within walking distance and offers direct services to York, Leeds and London Kings Cross. There is also a regularly serviced bus route close by servicing Harrogate, Ripon & Leeds.

Offered to the market with no onwads chain this property is ideal for buyer's newly entering the market. As well as those looking for a buy to let opportunity.

With scope for modernisation this well-proportioned, and spacious property offers fantastic potential.

Entering the apartment, via a private entrance you are greeted by a sizeable hallway and stairwell leading to the first floor.

At the heart of the home is the generously proportioned living room leading through to the separate kitchen diner.

The kitchen is currently fitted with a range of wall and base units, sink, hob and built in oven. There is space for a fridge freezer & plumbing for a washing machine. There is ample room for dining.

The smaller third bedroom is ideal for use as a guest bedroom or home office.

Completing the first floor is the house bathroom, which benefits from a stand-alone shower, bath, basin and toilet.

Heading up to the second floor, there are two useful storage cupboards.

The second-floor houses both the main bedroom & the

spacious second double bedroom. Both with neutral flooring & décor.

We have been advised by the vendor that a 50% share of the Freehold will be transferred to the buyer upon completion of a sale. There will be a limited company established to own the Freehold and the purchaser will have a 50% share of the company, and the Ground floor will have the other 50%. The buildings insurance and property maintenance costs will be split 50:50 with the retail premises located on the ground floor. There is currently no ground rent charge in place.

There are currently no restrictions regarding letting the property on an Assured Short Hold basis. We estimate the rental income to be in the region of £950 PCM. Please note the is currently a tenant in situ, on a periodic basis.

The property is serviced by mains electricity, gas and water services.

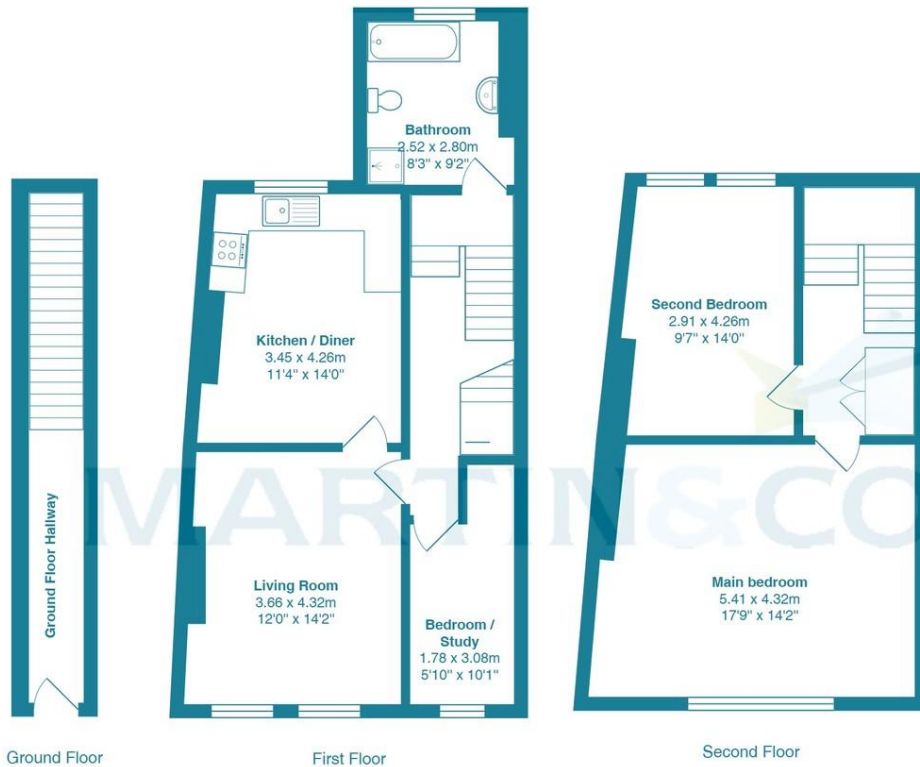
Broadband availability: Fibre to the property, with estimated speeds up to 1,600 Mbps

Mobile phone coverage: O2, Vodafone, Three & EE

Satellite & Cable TV Availability: SKY, BT & VIRGIN

Flood Risk: Rivers & Seas - No Risk Surface water - Very Low





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Total Area: 108.4 m² ... 1167 ft²

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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