

Apartment 3, 18 St Georges Road,
Harrogate, HG2 9BS



 1  2  1

£189,950

Description

A beautifully proportioned two bedroom first and second floor maisonette.

The entrance to the property is on the first floor and offers a spacious entrance hall ideal for coat and boot storage. A return staircase leads to the second floor where there is a large landing suitable for dining. The remaining accommodation which has the benefit of gas fired central heating briefly comprises: Sitting room, kitchen, two bedrooms and bathroom.

St Georges Road is an attractive tree-lined Avenue situated off Leeds Road with excellent local amenities within walking distance. Also within close proximity is The Stray and the town centre, which offers a wide range of fashionable shops, bars and restaurants. The location is considered ideal for the commuter, as easy access can be gained to the larger cities within the area by both road and rail. There are also schools for all age groups within walking distance.

Tenure

Leasehold - 1/3 ownership of the leasehold which is split equally across all the apartments.

Maintenance one third of the whole.

Services

All mains services are connected to the property.

Council Tax

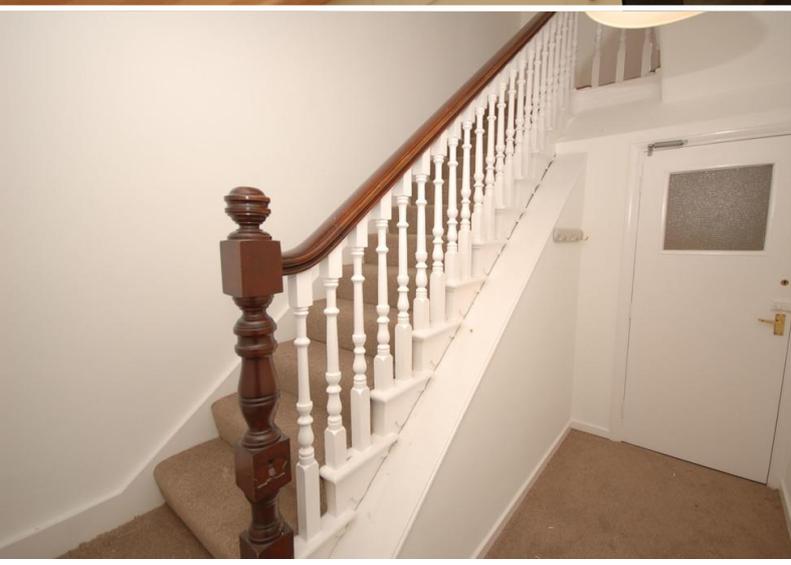
Band B.

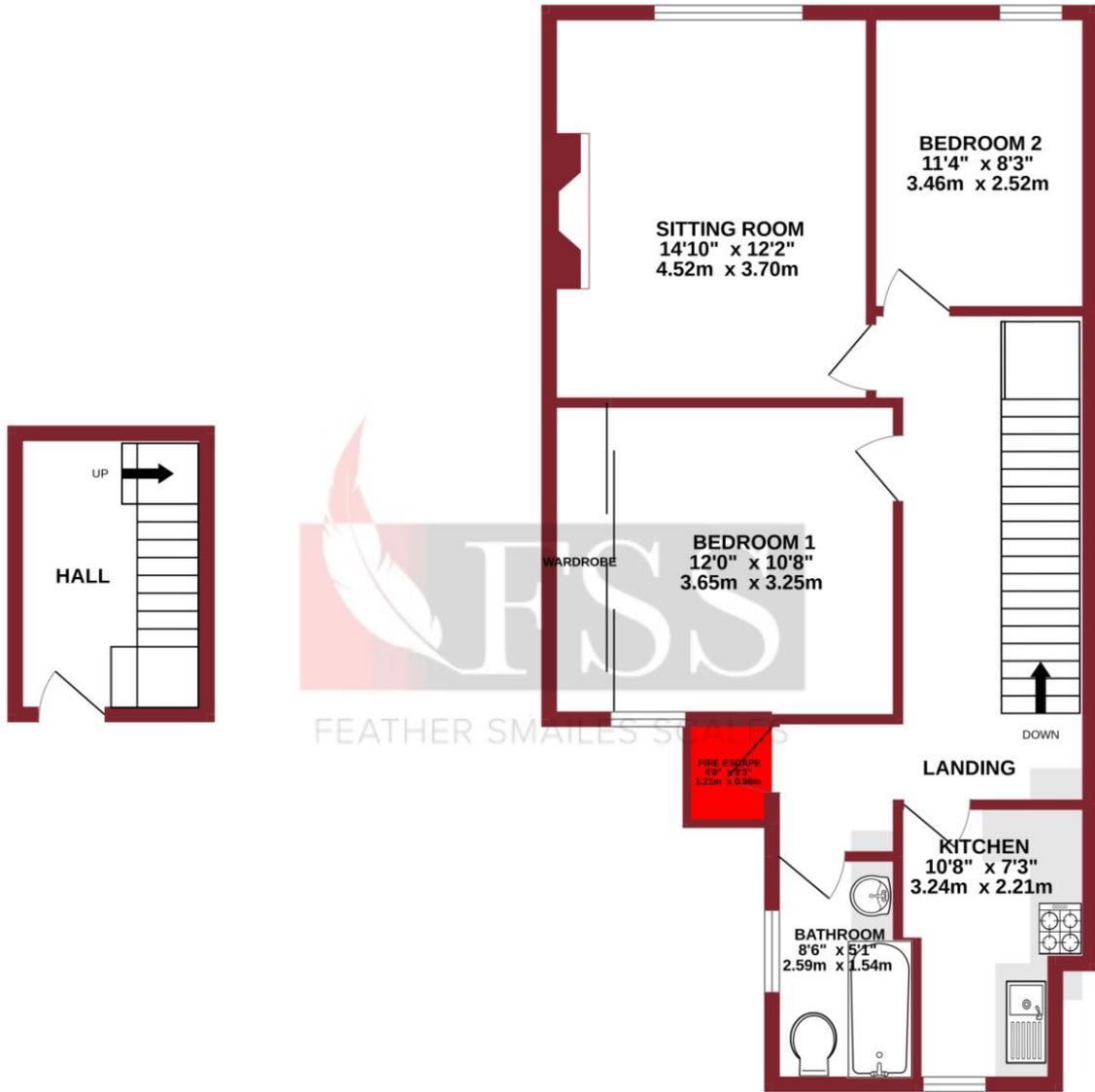
Directions

Leaving Harrogate via the A61 Leeds Road proceed to the St Georges Road roundabout and turn right onto St Georges Road.

Details Produced

31st May 2022.





TOTAL FLOOR AREA : 780 sq.ft. (72.4 sq.m.) approx.
Made with Metropix ©2022

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients' interest. Should you require mortgage advice, we have a long-standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members' names.



01423 501211
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE