

Garden Flat, 6 Coppice Drive,
Harrogate, HG1 2JE



-  1
-  1
-  1

£169,950

Description

The accommodation which has neutral decoration throughout benefits from having a generous living room with lovely wood flooring, a modern fitted kitchen, double bedroom and shower room. There is gas fired central heating and double glazing, including a new porch and front door. There is one parking space conveyed with the apartment, this could also be used as patio garden area instead if parking was not required.

The property also has the benefit of having been fully refurbished throughout to a high standard. An internal inspection is recommended to appreciate this well presented property. The position is superb being within comfortable walking distance of the town and all of its amenities. Due to the location it will suit a wide variety of purchasers including the commuter as easy access can be gained to the larger cities within the area by both road and rail.

The apartment is situated on this attractive tree-lined street only a short walk from Harrogate town centre and all that has to offer including bus and rail stations. The Valley Gardens and Stray are also only a short distance. For the commuter, there is easy access out onto the A61 Ripon Road and beyond.

The property may be of interest to investors as it would potentially achieve a rental of around £700 pcm.

Tenure

Leasehold. A 999 year lease from 1983. Peppercorn ground rent. Each flat owner is currently paying £60 pcm towards buildings insurance and maintenance. Any other major repairs are split 4 ways. The freehold is owned by the management company of which each flat owner has a share.

Services

All mains services are connected to the property.

Council Tax

Band A.

Directions

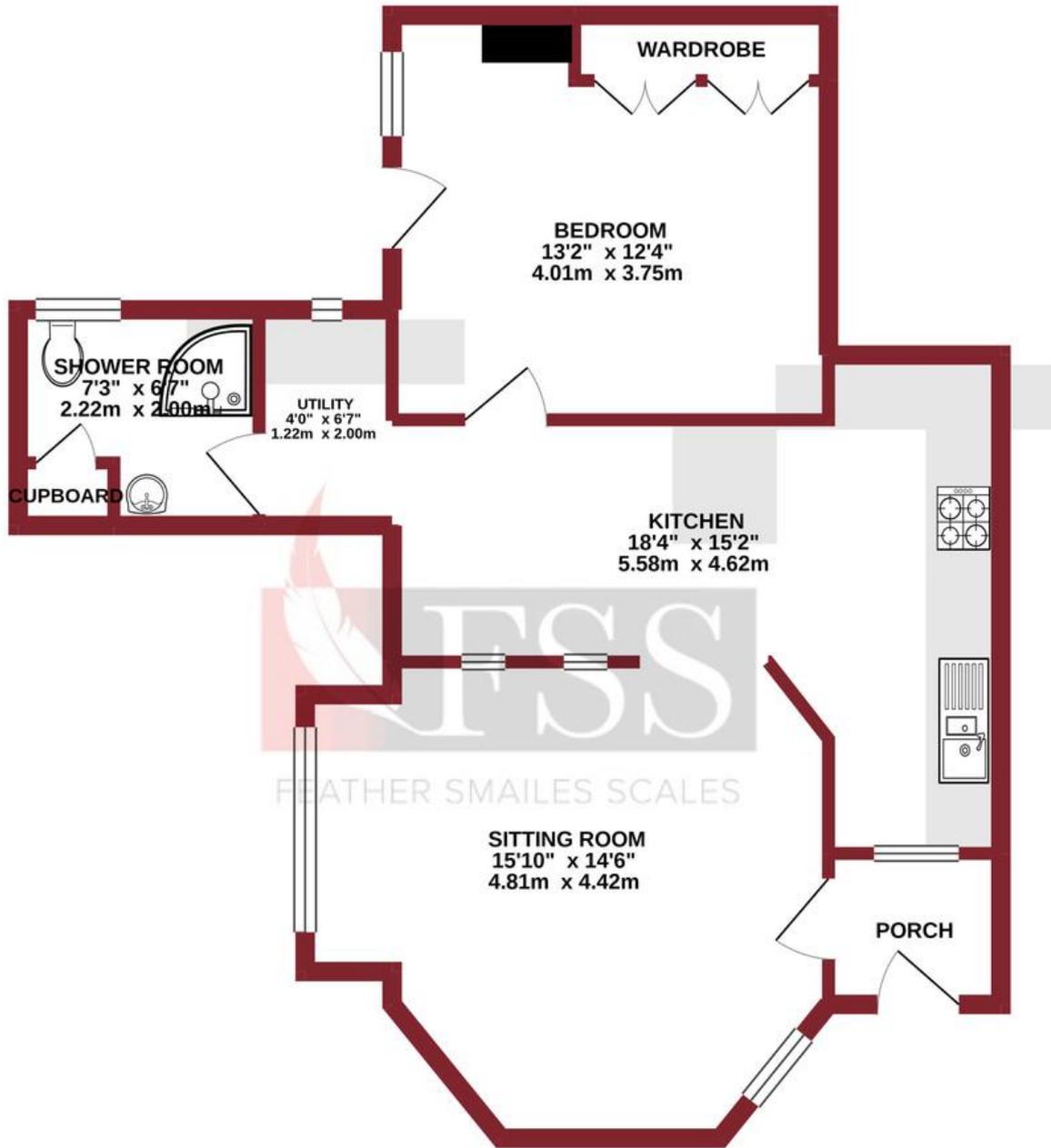
From West Park in Harrogate town centre proceed down Parliament Street in the left hand lane. At the traffic lights at the bottom of the hill continue straight on into Ripon Road and up the hill. Coppice Drive is the second turning on the right hand side with Coppice Towers to be found on the right hand side.

Details Produced

3rd November 2020.



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

Made with Metropix ©2020

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 LP 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

rightmove
find your happy

OnTheMarket.com

TDS
Trustee Dispute Scheme
member

nava | propertymark
PROTECTED

arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property
Ombudsman