

4 Coppice Gate, Harrogate,
HG1 2DR



1 2 1

£159,950

Description

A well presented two bedroom first floor apartment with open parkland views to the rear.

The apartment has undergone a recent refurbishment with modern kitchen, including white goods, and bathroom and benefits from gas fired central heating and UPVC sealed unit double glazing.

The apartment is currently let out on an assured short hold tenancy, which runs until March 2022 with a rental income of £725 per calendar month, which equates to £8,700 per annum and 5.2% return on capital based upon the asking price.

The accommodation briefly comprises; Hall with large storage and utility cupboards, sitting room, kitchen, two double bedrooms and bathroom. Accessed from the communal hall on the ground floor is a useful large storage room, which is shared with one other flat and is ideal for garden furniture storage and recycling.

Below the apartment is a tandem garage 22'10" x 10'5" (6.96 m x 3.18 m) which is connected with water, power and light. There is additional parking for numerous vehicles adjacent to the block and also on the driveway in front of the garage.

Coppice Gate is situated to the north of the town centre and benefits from good local amenities. The town centre is only a short distance away and is well served by a good public transport system.

Tenure

Leasehold - A 999 year lease from 1983.

Maintenance - £90 pcm.

Services

All mains services are connected to the property.

Council Tax

Band B.

Directions

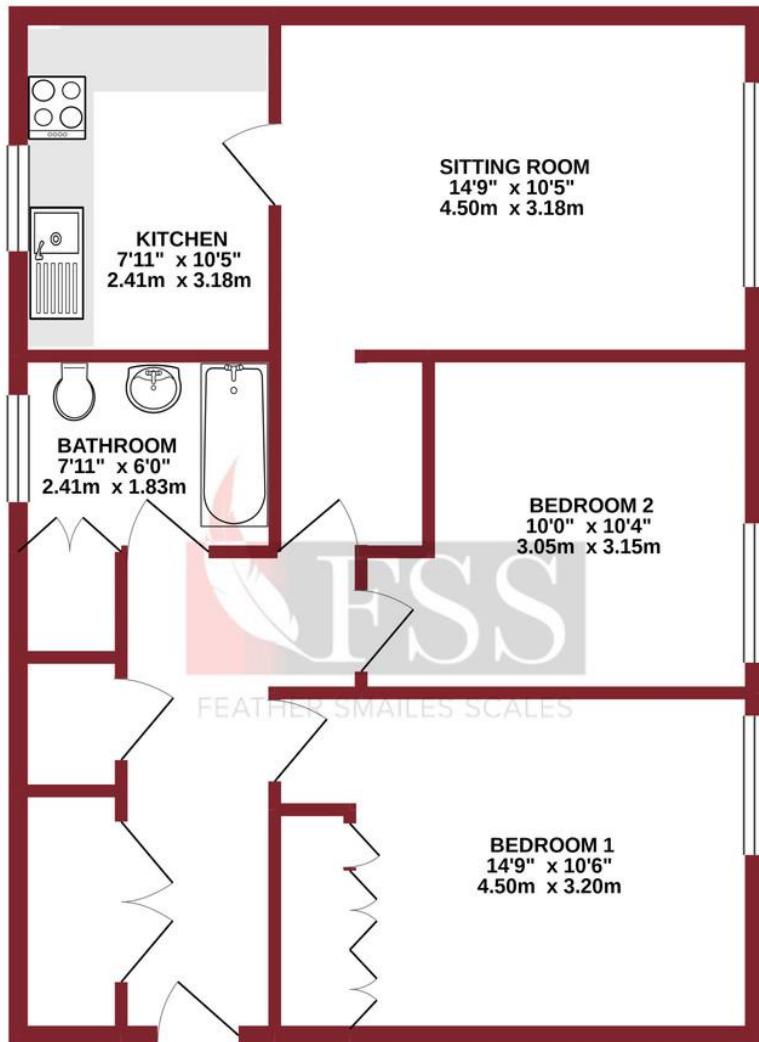
Leaving Harrogate via the A61 Ripon Road pass the Cairn Hotel on your left hand side, proceed down the hill and through the traffic lights. Turn right just before the petrol station and immediately right again, the apartment will be seen in front of you.

Details Produced

5th May 2021.



FIRST FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.
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