

40 Millfield Glade, Harrogate,  
HG2 7EB



**£215,000**

## Description

A two double bedroom brick built mid-town house offering well proportioned and cared for accommodation arranged over two floors. Ideally suited for immediate occupation or for the Buy to Let Investor.

The property has the benefit of gas fired central heating and UPVC sealed unit double glazing there is a private rear garden and patio accessed via a service footpath and a lawned garden to front. Briefly comprising: Entrance porch, sitting room, dining kitchen, two double bedrooms and bathroom. There is also a large storage area which is accessed via a pull down ladder. Garden areas to both the front and rear.

The property occupies a tucked away position at the head of the cul-de-sac in this popular residential area just off Forest Lane and close to Harrogate Golf Club. The immediate area supports an excellent range of amenities which cater for most daily needs. The location is ideal being between Harrogate and Knaresborough with good public transport access to the southern bypass and railway station in Starbeck on the Leeds to York line.

## Tenure

Freehold.

## Services

All mains services are connected to the property.

## Council Tax

Band B.

## Directions

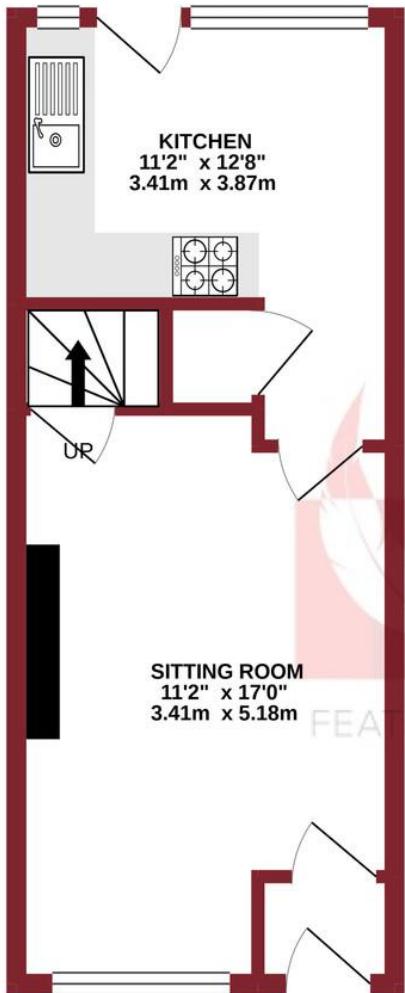
From Station Parade proceed to the traffic lights adjoining York Place and turn left signposted to York. At the Empress roundabout go straight over onto the Knaresborough Road crossing the train line in Starbeck, proceed to the top of the hill. At the traffic lights turn right onto Forest Lane and left onto Millfield Glade.

## Details Produced

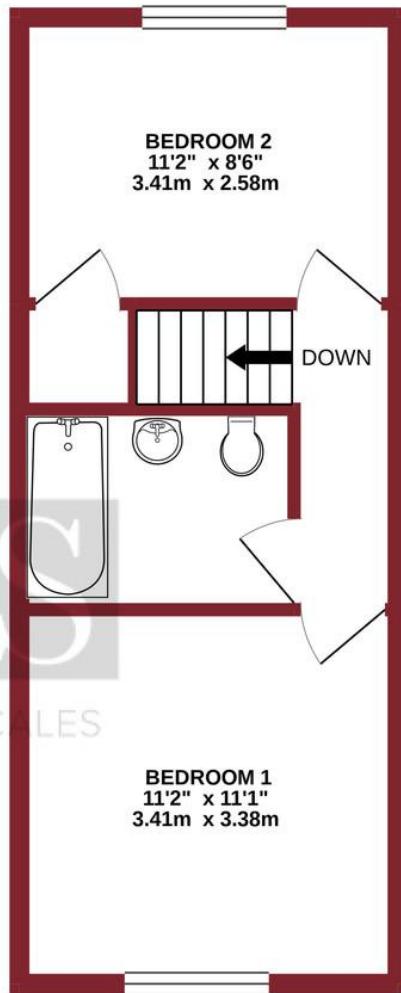
6<sup>th</sup> October 2021.



GROUND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.  
Made with Metropix ©2021

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 Smiales 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 Smiales Scales nor 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 Smiales & 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](http://www.fssproperty.co.uk)  
[sales@fssproperty.co.uk](mailto:sales@fssproperty.co.uk)  
8 Raglan Street, Harrogate,  
North Yorkshire, HG1 1LE