



Belmont Road,
Harrogate, HG2 0LR
£130,000

1 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

Located on a popular street set off Cold Bath Road, lies this one bedroom apartment. Belmont Road is conveniently situated for easy access to the popular Cold Bath Road with its local amenities and restaurants, whilst also having easy access to Harrogate town centre and train station. The apartment also has a number of nearby green spaces such as Valley Gardens and the Stray.

The apartment is situated on the second floor and briefly comprises; communal hallway leading to second floor, living room with recently fitted bow window, galley kitchen with integrated appliances, double bedroom and a family bathroom with shower over bath. The property also benefits from gas central heating, no onward chain and a share in the freehold. The property is ideal for a first time buyer or investor looking for an easy rental.

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Staircase leading to second floor.

SECOND FLOOR

LOUNGE

Double glazed bow window to front and two radiators.

KITCHEN

Fitted wall and base units with work surfaces over, single drainer sink unit, gas hob, extractor hood, space for washing machine and radiator.

BEDROOM ONE

Double glazed window to rear and radiator.

BATHROOM

White three piece suite comprising panelled bath with shower over, hand wash basin with vanity unit, double glazed window to rear and radiator.





Total Area: 45.6 m² ... 490 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	76	80
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.