



Bramham Drive, Harrogate HG3 2TZ

welcome to

Bramham Drive, Harrogate

READY to FLY THE NEST or LOOKING TO INVEST? Then take a look at this INCREDIBLE OPPORTUNITY for you! In need of updating, this FIRST FLOOR flat provides FANTASTIC living accommodation that you can really make your own! Don't miss this, call William H Brown Harrogate to book your viewing!



Entrance Hall

Having a communal entrance hall.

Inner Hallway

Step through the front door into a spacious hall featuring the intercom system, a useful storage cupboard, storage heater, and internal doors to the living accommodation.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a stainless steel sink and drainer, a fitted storage cupboard, space and plumbing for a washing machine, and space for both a cooker and a fridge. Part tiled walls, and a double glazed window to the front.

Lounge

Having two electric radiators, and a double glazed window to the front.

Bedroom One

Having a double glazed window, a built in cupboard, and an electric heater.

Bedroom Two

Double glazed window to the rear, and an electric radiator.

Bathroom

Equipped with a three piece bathroom suite which includes a bath with an electric shower over, a wash hand basin, and the w.c. Also has an extractor fan and part tiled walls.



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welcome to

Bramham Drive, Harrogate

- Ground Floor Flat
- No Onward Chain
- Two Double Bedrooms
- Fantastic Project Property
- Excellent Buy To Let Opportunity

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG107890 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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