



Bolton Street, Harrogate HG1 5JA

welcome to Bolton Street, Harrogate

- Self Contained Flat
- Two Double Bedrooms
- In Need Of Modernisation
- Fantastic Investment Opportunity
- Close To Local Amenities

Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£140,000

LOOKING FOR AN INVESTMENT opportunity CLOSE to HARROGATE TOWN CENTRE? Then come along and take a look at this self contained, TWO BEDROOM FLAT which is in need of MODERNISATION and would be an INCREDIBLE INVESMENT BUY!



Entrance Hall

Lounge

15' 4" max x 11' 8" max (4.67m max x 3.56m max)

Kitchen

11' 3" max x 7' 9" max (3.43m max x 2.36m max)

Landing Space

Bedroom One

7' 10" max x 14' 3" max (2.39m max x 4.34m max)

Bedroom Two

6' 5" max x 14' 8" max (1.96m max x 4.47m max)

Bathroom

W.C

view this property online williamhbrown.co.uk/Property/HRG107908



Property Ref:

HRG107908 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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