



Glebe House Glebe Road, Harrogate HG2 0LG

welcome to

Glebe House Glebe Road, Harrogate

A two bedroom apartment set within a popular over 55's development just off Cold Bath Road, with resident parking and well-maintained communal gardens. Offered to the market with no onward chain.

Main Description

This spacious apartment is located in an over 55's popular warden assisted development having the advantage of lift access to all floors. The accommodation comprises; good-sized living room with bay window, fitted kitchen area with appliances, entrance hall with large walk in storage cupboard, modernised shower room and two bedrooms - both of which benefit from fitted wardrobes. The development offers a communal lounge and attractive gardens for use of the occupiers, and resident parking. Offered to the market with no onward chain!

Entrance Hall

22' 1" x 2' 11" (6.73m x 0.89m)

A door from the outer hall opens into the entrance hall, with doors then leading off to the living room, storage room, both bedrooms and shower room. There is a telephone intercom fitted to the wall and a loft hatch to the ceiling,

Living Room

12' 7" x 13' 10" (3.84m x 4.22m)

A goo-sized reception room featuring a large bay window to the front elevation offering an attractive outlook and allowing plenty of natural light to flood the room. There is a wooden fireplace housing a coal burning effect fire with chrome surround.

Kitchen

10' 3" x 6' (3.12m x 1.83m)

The kitchen is fitted with a range of wall and base units to three sides with archway to the living room and a window to the front. The kitchen comprises; stainless steel sink and drainer, electric four ring hob, washing machine, dryer, fridge freezer, built in oven, designated space for a microwave, and is

finished with a green block tiled splash back.

Walk-In Storage Cupboard

6' 10" x 5' 8" (2.08m x 1.73m)

This cupboard offers incredibly useful storage space, with hanging rails, shelves, a Hyco hot water heater and the meters.

Shower Room

6' 9" x 5' 8" (2.06m x 1.73m)

This shower room has been modernised in recent years and now offers a double width shower, pedestal hand wash basin, W.C., white tiling to two walls, a cupboard fitted to the wall and a window to the rear.

Bedroom 1

9' 5" excluding cupboards x 10' 2" (2.87m excluding cupboards x 3.10m)

A spacious double bedroom with built in mirrored wardrobes to the corner and a matching fitted mirrored wardrobe to either side of the bed area. There's a large arched window to the side elevation.

Bedroom 2

10' 1" max x 7' 9" max (3.07m max x 2.36m max)

Another double bedroom also having the advantage of built in wardrobes and an arched window to the side elevation.

Agent Notes

The lease is 125 years from 27 February 1987. We have been advised that the monthly service charge is £155.82 and this includes buildings insurance. The service charge covers the upkeep and maintenance of the development and this includes communal area cleaning, external window cleaning, grounds maintenance, maintenance of fire alarm system, external repairs,



buildings insurance, lift maintenance, scheme manager, management fee etc. The property is a council tax band C. Glebe House is a development for the over-55's and has the benefit of a warden/house manager who is on site in the mornings, communal lounge and gardens, and resident parking. Pets are not allowed in Glebe House and sub-letting is not permitted.



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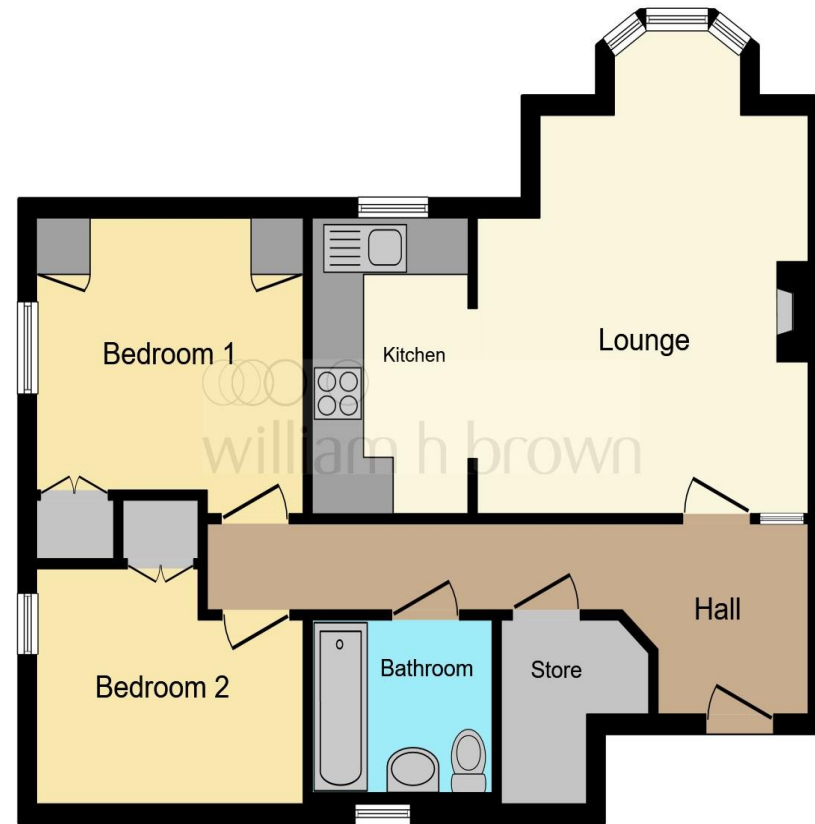
Glebe House Glebe Road, Harrogate

- LIFT ACCESS TO ALL FLOORS
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS
- RESIDENT CAR PARK
- TWO BEDROOMS
- LARGE INTERNAL STORAGE ROOM

Tenure: Leasehold EPC Rating: C

offers in the region of

£130,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Feb 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:
HRG105698 - 0069

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