





Accommodation

The ground floor offers an elegant apartment with high ceilings, deep moulded cornicing and large sash windows. The apartment offers well planned accommodation with a large room to the front, which can be used as a bedroom and an en-suite added to adjoin the other en-suite if desired. A master bedroom with en-suite shower room, further bedroom with adjoining bathroom, useful lobby area with back door to the garage and garden and superb "live-in" dinning kitchen with open trusses and double doors to the rear garden.

The apartment is situated just off the Wetherby Road making it ideal for the commuter, as easy access can be gained onto good road and rail network links leading to the larger cities within the area. The immediate area supports a good range of amenities which include schooling for all age groups, supermarkets and is only a short distance from the town centre.

Services

All mains services are connected to the property.

Tenure

Leasehold. The apartment will have a new 999 year lease with £150 ground rent. Maintenance is £50 pcm which includes buildings insurance. This apartment is currently let on an AST for £895 per calendar month.

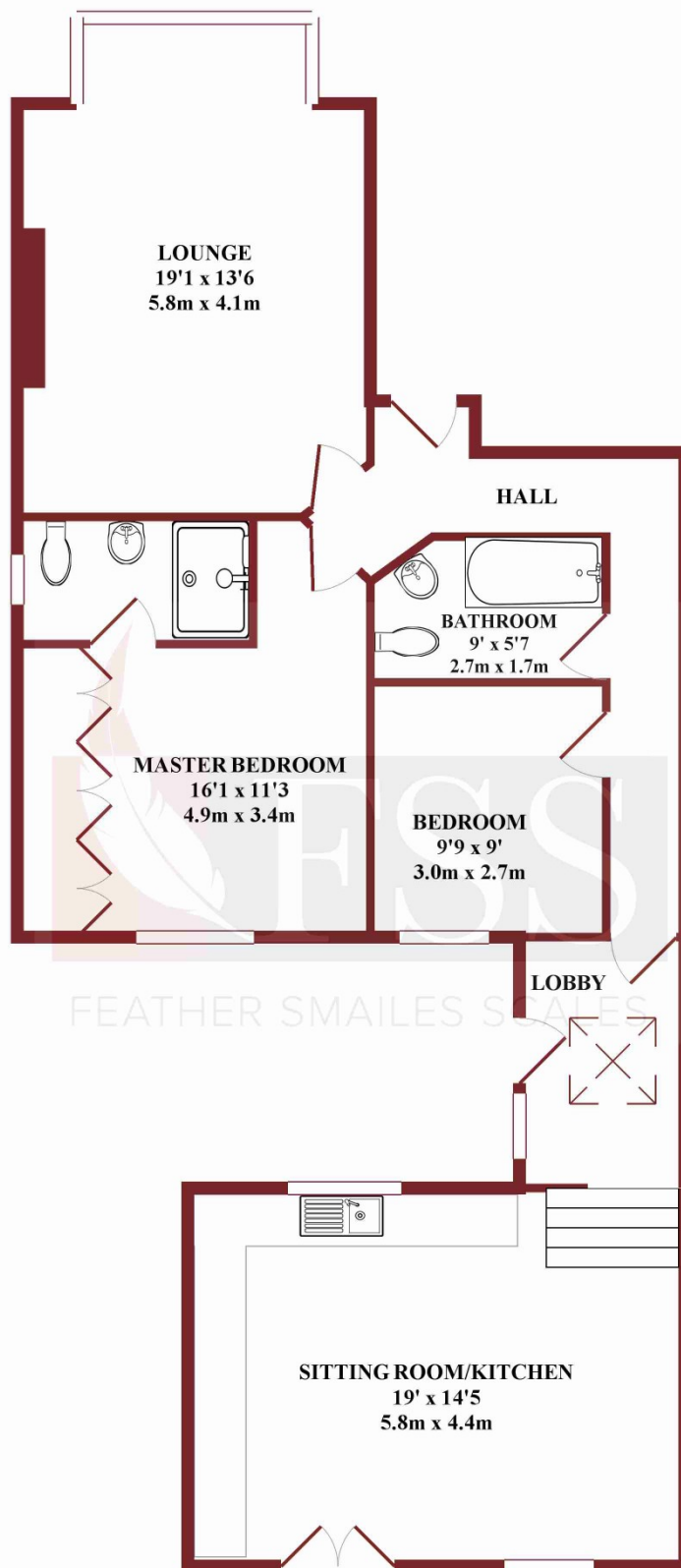
Council Tax Band

Both apartments are band D.

Directions

From Station Parade proceed to the traffic lights which adjoin York Place, turn left side posted York and proceed to the Empress roundabout, turn right onto the Wetherby Road and proceed to the Woodlands traffic lights, turn left onto Hookstone Chase where number 19 will be seen on your left hand side.





TOTAL APPROX. FLOOR AREA 1017 SQ.FT. (94.4 SQ.M.)
Made with Metropix ©2016

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer of contract, nor part of one. You should rely on Statements by Feather Smalles 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 Smalles Scales or any join 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 and plans displayed are for illustration purposes only. photographs show only certain parts of the property as they appeared at the time they were taken. Areas, **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 relation to the property may change without notice. Viewing by appointment only. Feather Smalles & Scales is a limited liability 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 501 211

www.fssproperty.co.uk

info@fssproperty.co.uk

8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

rightmove
find your happy

onTheMarket.com

TDS
Tenancy Deposit Scheme
member

nava | propertymark
PROTECTED

aria | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property Ombudsman