









187 Jenny Field Drive Harrogate, HG3 2XQ

A fantastic opportunity to purchase a one bedroom ground floor flat with open views set in this popular residential area close to Harrogate town centre and all it's amenities. The property benefits from being modern throughout with direct access to rear communal gardens, gas central heating, double glazing and off street parking. Briefly comprises: Door leading into kitchen, spacious lounge dining room, inner hallway, double bedroom, bathroom. Externally: Communal gardens to front and rear aspects. Communal off street parking area. IDEAL FOR A WIDE RANGE OF BUYERS.

187 Jenny Field Drive

Harrogate, HG3 2XQ









- MODERN GROUND FLOOR FLAT
- OFF STREET PARKING
- COMMUNAL GARDENS
- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE DINING ROOM
- DOUBLE GLAZING + GAS CENTRAL
 SUITABLE FOR WIDE RANGE **HEATING**
- OPEN VIEWS
- MODERN KITCHEN + BATHROOM
 - **BUYERS**

KITCHEN

9' x 6'2" (2.74m x 1.88m)

Range modern wall and base units with work top over, integrated four ring gas hob and oven, sink unit housing white ceramic bowl and drainer with chrome swivel mixer tap, space and plumbing washing machine, space for upright fridge freezer, ceiling coving, door to side aspect, double glazed window to rear aspect.

LOUNGE

9'7" x 19'9" (2.92m x 6.02m) Door leading into: Double glazed windows x two to front aspect, ceiling coving, feature fire place housing electric fire, tv and phone point.

INNER HALL

3'1" x 3' (0.94m x 0.91m)

DOUBLE BEDROOM

8'11" x 9'7" (2.72m x 2.92m) Double glazed window to rear aspect, ceiling coving, radiator, built area. in hanging rail and storage shelf unit.

AGENTS NOTES

BATHROOM

6'8" x 5'6" (2.03m x 1.68m) Modern white suite comprising: Panelled bath and taps, Low level W.C., vanity unit housing basin and £50 pcm paid annually. taps, wall mounted chrome towel rail, ceiling coving, double glazed window to rear aspect,.

EXTERNALLY

Storage shed.

COMMUNAL GARDENS

Communal lawned gardens to front and rear aspects with open views.

COMMUNAL CAR PARKING

Off street communal car parking

Council Tax Band A. Lease Details: Approx 165 years remaining on lease. Management/Service Fee: Approx Includes Buildings Insurance, External Maintenance/Grounds, Communal Lighting.











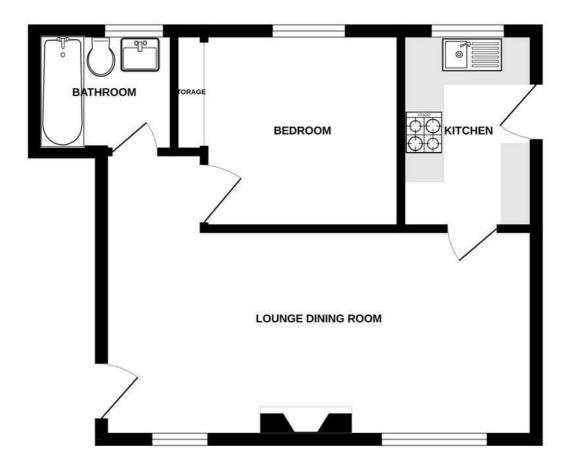






Floor Plan

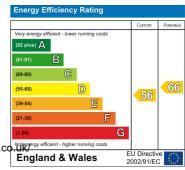
GROUND FLOOR 380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 380 sq.ft. (35.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floroplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or me's attement. This pain is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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