



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 its 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.

Asking Price £130,000

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- MODERN GROUND FLOOR FLAT
- OFF STREET PARKING
- COMMUNAL GARDENS
- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE DINING ROOM
- DOUBLE GLAZING + GAS CENTRAL HEATING
- OPEN VIEWS
- MODERN KITCHEN + BATHROOM
- SUITABLE FOR WIDE RANGE 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 in hanging rail and storage shelf unit.

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 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 area.

AGENTS NOTES

Council Tax Band A.

Lease Details: Approx 165 years remaining on lease.

Management/Service Fee: Approx £50 pcm paid annually.

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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC