



## Franklin Road, Harrogate, HG1

**£220,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 2

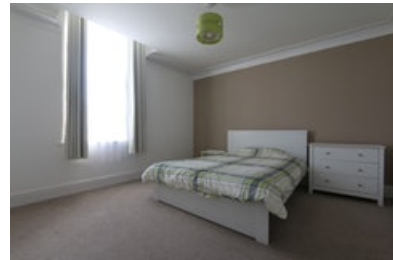
GUIDE PRICE £220,000 - £230,000 We are pleased to present this well presented, 2 bed first floor flat in a period conversion. Located within 10 mins walking distance of Harrogate town centre and transport links. It is Fronted by communal lawned gardens

### Key features:

- Central Location
- Ideal For First Time Buyers
- First Floor Flat
- Spacious Bedrooms
- Well Maintained
- Viewing Highly Recommended

## Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band B (£120.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 107 years remaining
- **Maintenance:** £36.50 per-month
- **Maintenance Company:** 80 Frankin Road Management Company



**GUIDE PRICE £220,000 - £230,000**

We are pleased to present this well presented, 2 bed first floor flat in a period conversion. Located within 10 mins walking distance of Harrogate town centre and transport links. It is Fronted by communal lawned gardens and accessed via communal entrance. To the front there is a lovely lounge and modern fitted kitchen. There are two good sized double bedrooms and there is also a stylish house bathroom with an over-bath shower.

First Floor

Living Room 4.60m (15'1") x 4.12m (13'6")

Window to front, double radiator, laminate flooring, door to:

Kitchen 2.67m (8'9") x 2.40m (7'10")

Fitted with a matching range of base and eye level units, plumbing for washing machine, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, window to front, laminate flooring.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, window to front, double radiator, tiled flooring, door to:

Bedroom 1 4.37m (14'4") x 3.62m (11'11")

Window to rear, double radiator, fitted carpet, door to:

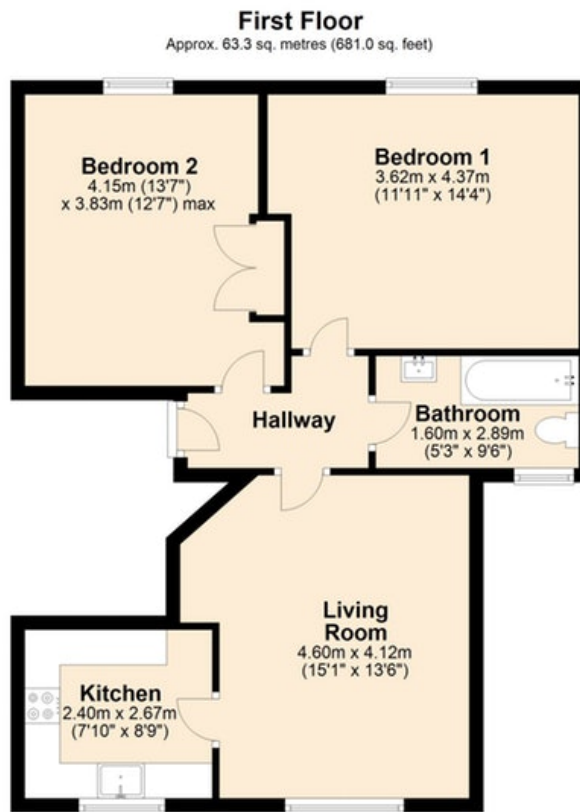
Bedroom 2 4.15m (13'7") x 3.83m (12'7") max

Window to rear, Storage cupboard, double radiator, fitted carpet, double door,

Hallway

Laminate flooring, door.

## Floor plan:



Total area: approx. 63.3 sq. metres (681.0 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate**

**Flat 2, 80, Franklin Road, HARROGATE, HG1 5EN**

|   |   |
|---|---|
| <b>Dwelling type:</b> Mid-floor flat      | <b>Reference number:</b> 0181-2838-6074-9695-2825   |
| <b>Date of assessment:</b> 18 March 2015  | <b>Type of assessment:</b> RdSAP, existing dwelling |
| <b>Date of certificate:</b> 18 March 2015 | <b>Total floor area:</b> 65 m <sup>2</sup>          |

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,094</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 855</b>   |

| Estimated energy costs of this home |                      |                    |   |
|-------------------------------------|----------------------|--------------------|---|
|                                     | Current costs        | Potential costs    | Potential future savings  |
| Lighting                            | £ 159 over 3 years   | £ 159 over 3 years | <div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;">                     You could save £ 855 over 3 years                 </div> |
| Heating                             | £ 1,614 over 3 years | £ 792 over 3 years |   |
| Hot Water                           | £ 321 over 3 years   | £ 288 over 3 years |   |
| <b>Totals</b>                       | <b>£ 2,094</b>       | <b>£ 1,239</b>     |   |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

| <p style="font-size: xx-small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) <b>A</b></p> <p style="background-color: #4682b4; color: white; padding: 2px;">(81-91) <b>B</b></p> <p style="background-color: #90ee90; color: white; padding: 2px;">(69-80) <b>C</b></p> <p style="background-color: #ffff00; color: black; padding: 2px;">(55-68) <b>D</b></p> <p style="background-color: #ffa500; color: black; padding: 2px;">(39-54) <b>E</b></p> <p style="background-color: #ff4500; color: black; padding: 2px;">(21-38) <b>F</b></p> <p style="background-color: #ff0000; color: white; padding: 2px;">(1-20) <b>G</b></p> <p style="font-size: xx-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 50%; border: 1px solid black; padding: 5px; text-align: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em; color: green;">69</td> <td style="font-size: 2em; color: green;">80</td> </tr> </table> </div> </div> | Current   | Potential | 69 | 80 | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> |
|--|-----------|-----------|----|----|--|
| Current  | Potential |           |    |    |  |
| 69   | 80        |           |    |    |  |

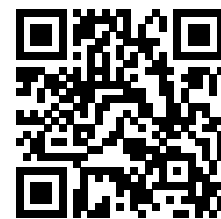
| Top actions you can take to save money and make your home more efficient |                  |                              |
|--|------------------|------------------------------|
| Recommended measures   | Indicative cost  | Typical savings over 3 years |
| 1 Internal or external wall insulation                                   | £4,000 - £14,000 | £ 765                        |
| 2 Replace boiler with new condensing boiler                              | £2,200 - £3,000  | £ 84                         |

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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