



8-10 Cheltenham Mount  
Harrogate  
North Yorkshire  
HG1

Offers in Excess of £208,000

bettermove

# 8-10 Cheltenham Mount Harrogate

Bettermove are proud to present this 2 bedroom flat in Harrogate, available with no forward chain.

This property benefits from double glazing and gas central heating throughout, with one allocated parking space available.

The council tax band is C.

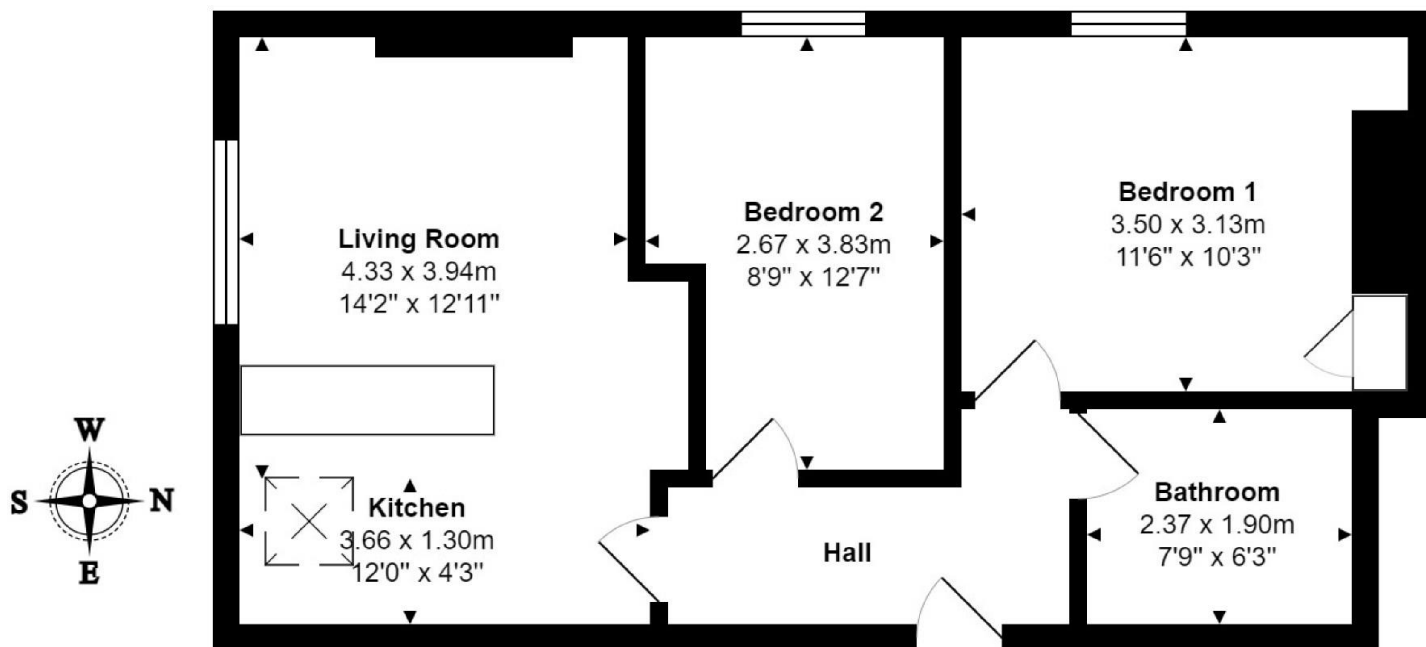
This is a leasehold property with 963 years remaining on the lease; the service charge is £150.00 per month.

The interior of this beautifully presented, top floor property comprises a spacious, open-plan living/kitchen area, two double bedrooms, and a family bathroom.

Located in the popular town of Harrogate, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Harrogate Train Station, a variety of local bus routes, and quick access to the A59, leading to both Skipton and York, and the A61, leading to Leeds.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Total Area: 53.6 m<sup>2</sup> ... 577 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	83
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	76	75
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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