



2 NEWNHAM STREET & APEX GARAGE

HARROGATE

HG2 7SS

A RARE OPPORTUNITY TO PURCHASE AN EXCELLENT LONG ESTABLISHED GARAGE BUSINESS TOGETHER WITH AN ADJOINING 4 BEDROOMED HOUSE WITH GARDEN.

PRICE GUIDE: £375,000

FOR SALE BY PRIVATE TREATY



LOCATION

The property is located just off Knaresborough Road close to Harrogate town centre and Harrogate hospital and is in a high density residential area, and is close to public transport services from the centre of Harrogate through to Leeds, Bradford, Knaresborough and York. The town centre benefits from a wide range of shopping facilities and is served by a number of major supermarkets.

DESCRIPTION

This is a rare opportunity to acquire a four bedroomed family home together with an adjoining garage business where a buyer can enjoy literally being on the doorstep to his work. Or alternatively live in the house and let the commercial part of the property to provide a regular income. This Apex garage business offers approximately 1,530 sq ft of workshop/office space plus storage.

An early inspection is strongly recommended. The house and garage may also be suitable for redevelopment subject to planning consent.

The House

Entrance Hall

Having coved ceiling, arched display recess, spindle staircase leading to first floor and radiator.

Sitting Room 13'9 x 12'4 (4.24m x 3.78m)

Having attractive fire surround, two windows to the front, coved ceiling, radiator and tv aerial point.

Lounge / Dining Room 12'4 x 16' max 14'9 min (3.78m x 4.88m max 4.55m min)

Having two arched recesses to each side of the chimney breast and having an attractive fire surround with coal effect gas fire, radiator, two windows to the rear overlooking the rear garden, coved ceiling and tv aerial point.

Lobby

With fitted shelves and door leading through to the garage / workshop.

Cloakroom / WC

Having pedestal hand basin with tiled splash back, low suite WC, fitted cupboard and extractor fan.

Kitchen 15' x 7'9 (4.57m x 2.41m)

Including a range of fitted units comprising base units with cupboards and drawers, roll edge work tops, inset stainless steel sink unit, built in double oven and gas hob with cooker hood over, range of wall cupboards incorporating glass fronted display unit and corner display units. Cupboard with gas fired central heating boiler, beamed ceiling, two windows and door to the rear, plumbing for automatic washing machine.

Breakfast Room 9' x 8'1 (2.74m x 2.46m)

Having double glazed patio doors opening on to the rear gardens and ceiling cornice.

First Floor Landing

Bedroom One 13'8 x 12'3 (4.22m x 3.76m)

Plus range of fitted wardrobes and plus recess to side, window to front. Radiator.

Bedroom Two 12'5 x 10' (3.81m x 3.05m)

Plus range of fitted wardrobes, recess for single bed and coved ceiling. Radiator.

Bedroom Three 9'10 x 8'4 (2.77m x 2.57m)

Radiator, double glazed windows, fitted wardrobe.

Bedroom Four 12' x 10'2 (3.66m x 3.10m)

Plus fitted wardrobes, double glazed window to the rear and radiator.

Cloakroom / WC

Having low suite WC, pedestal hand basin, hot water cylinder with immersion heater.

Bathroom 10'3 x 6'9 (3.15m x 2.11m)

Having a pampas coloured suite and comprising of a tiled shower cubicle, panelled bath in arched recess, pedestal hand basin and low suite WC. Two double glazed windows, radiator and electric wall fire.

Outside

To the rear of the property there is a concrete yard area leading through to the good sized garden.

Garden to rear

Lawned garden with patio area, and well stocked flower borders. Outside tap and lighting. There is also a pathway to the side of the property.

Garage / Workshop / Offices (1,530 sq ft)

The garage workshop is fitted with three phase electricity and has two ramps and compressor together with an oil fired heater[using waste oil]. There are also two offices one of which would be suitable for a customer waiting room. To the front of the garage there is a concrete forecourt area.

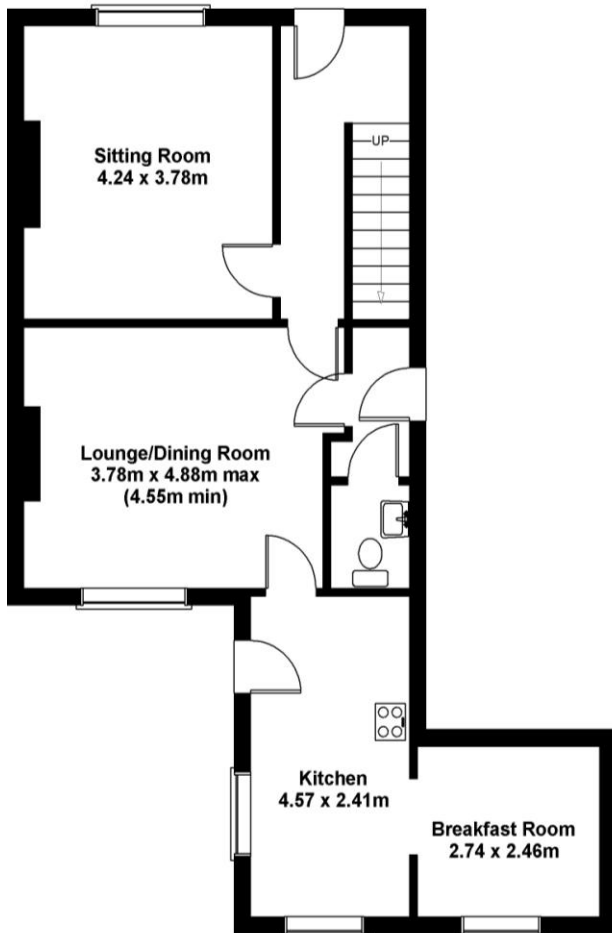
Loft Over (329 sq ft)

Ceiling Store (210 sq ft)

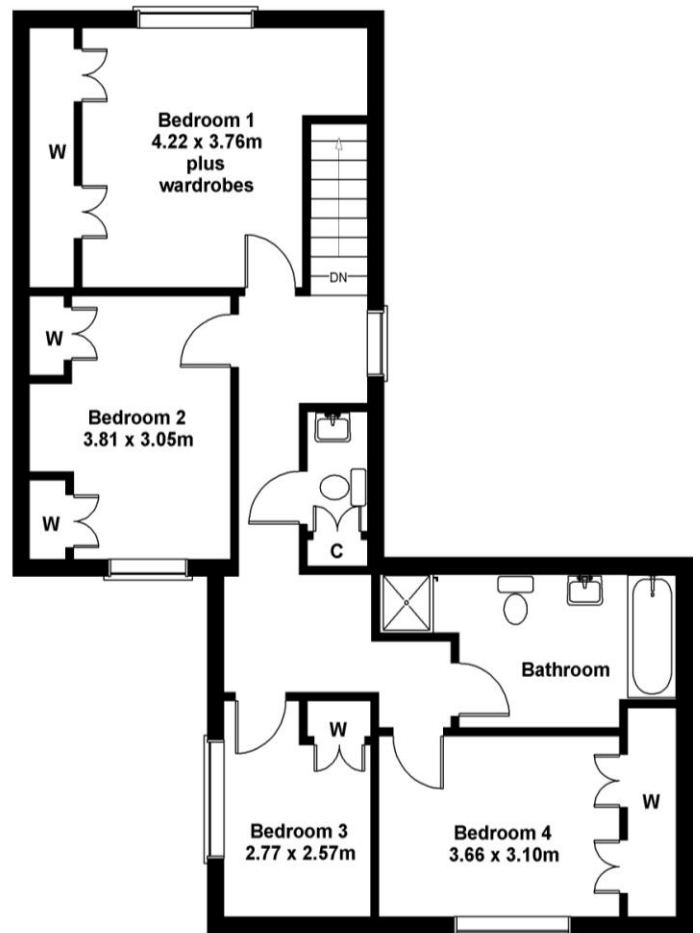
Note

Although the garage business does not currently carry out MOT testing the premises have been approved for an MOT test centre subject to a test pit being installed.[Full details available on inspection from the sellers]

Floorplans - 2 Newnham Street, Harrogate



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk

SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

- Paul Johnston** (Boroughbridge Office) on **01423 322382**
- Richard Lister** (Harrogate Office) on **01423 730700**
- John Haigh** (Knaresborough Office) on **01423 860322**

SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.

ADDITIONAL INFORMATION

Tenure

The tenure of the property is understood to be freehold. The Council Tax is in Band A for the house. The business rates payable for the year 2011/2012 is approximately £550.

Services

The house is connected to mains gas, water, electricity and drainage. The garage has mains 3 phase electricity and water.

Special Note

The mention of any appliances or services within these particulars does not imply that they are in full working condition.

Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way, public and private, which may affect the property.

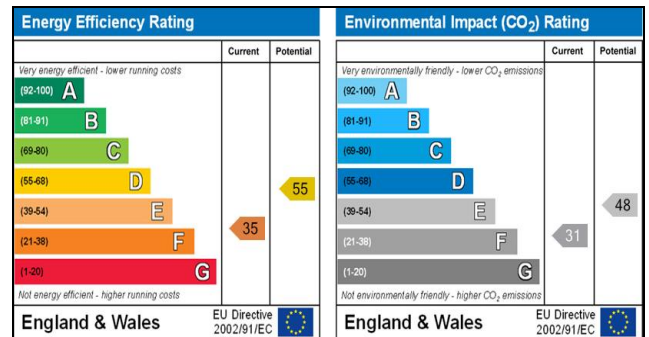
Viewing

The property may be viewed strictly by appointment only by prior arrangement with Lister Haigh on 01423 730700.

Directions

From the centre of Harrogate proceed down the York Road to the Prince of Wales roundabout and proceed straight on to Knaresborough Road. Newham Street is the second turning on the right hand side.

Domestic EPC Graph



Commercial EPC Graph



PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

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