



6 LANGCLIFFE AVENUE, HARROGATE HG2

£525,000

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Stunning self-contained apartment with parking and private gardens.

6 Langcliffe Avenue is an impeccably finished duplex apartment with off street private parking for two cars, along with two gardens; one to the front and the largest of which is a south facing, private garden at the rear of the property which can be accessed by either the formal lounge or the dining room via patio doors.

Nestled in the highly desirable south side of Harrogate, its prime location offers close proximity to shops and renowned primary and secondary schools. A short walk down the tree lined avenue, and across The Stray provides direct access to the bustling Harrogate Spa town centre. This lovely freehold apartment is offered for sale with no onward chain.

The property has retained many charming period features including original coving, fire surround in the sitting room, original doors, stain glass window to the original front door and extremely high ceilings that provide a real sense of space and light. The apartment has been tastefully decorated to high standards throughout.

Boasting just shy of 1,500 sq ft of living space, featuring three bedrooms, a dining kitchen as well as a separate dining room and a beautiful spacious sitting room with two bathrooms and off-street parking for two vehicles along with private front and rear gardens.



Tenure
Freehold

Local Authority
NYCC

Council Tax Band
Band D

EPC Rating
E





Property Description

The private entrance with characterful stained-glass door leads into the beautiful large, grand reception hall with marble tiled floor, creating a real wow factor upon entering the apartment. To the right, there is a large, spacious principal bedroom with bay window, feature fireplace, fitted wardrobes along with beautiful original cornicing and coving to the ceiling - this excellent room would also lend itself well to being a further reception room if required.

The living area boasts a feature living flame gas fireplace with the original wood surround and marble hearth with a south-facing bay window providing access to the private rear garden via double glazed patio doors offering an abundance of natural light and views out to the garden. This flows into the stylish kitchen diner boasting a large kitchen island with space under for bar stools, wall and base units with integrated quality appliances to include wine cooler, Siemens microwave/oven, oven, electric hob, dishwasher, washer/dryer and integrated fridge freezer for a sleek finish, with granite worktops throughout.

The kitchen's marble flooring with underfloor heating extends into the hallway. The dining area which is a separate room that could be used for a variety of purposes to include home office/second sitting room, is accessed from the kitchen and is full of natural light as it opens to a delightful south-facing garden via double glazed patio doors, which can also be accessed directly down the driveway and is securely gated at the side of the building offering a wonderful space for entertaining and alfresco dining.

The bespoke large house bathroom has Villeroy & Boch bathroom fittings, Philip Starck Taps, Jerusalem Stone tiles throughout, underfloor heating, and a separate bath and shower.

To the lower ground floor there are a further two high quality double bedrooms both with access to a luxurious Jack and Jill en suite bathroom.





Outside

6 Langcliffe Avenue is a fully self-contained apartment that occupies the entire ground and lower ground floors of an attractive Edwardian property - formerly a whole house. To the front is a private garden which is mainly laid to lawn with planted flower beds. A driveway leads to the front door and provides off street parking for two vehicles in tandem. A particular feature is the fully enclosed south facing rear garden - this generous private space offers various paved seating areas, attractive pond, and mature planting to the boundaries. Directly accessed from the apartment, this delightful garden is ideal for alfresco dining and entertaining.

Location - HG2 8JQ

Langcliffe Avenue is situated in a prime location in Harrogate, it is within walking distance of the Stray and the town centre; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline station in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away and Leeds Bradford Airport is 13 miles.

Services & Charges

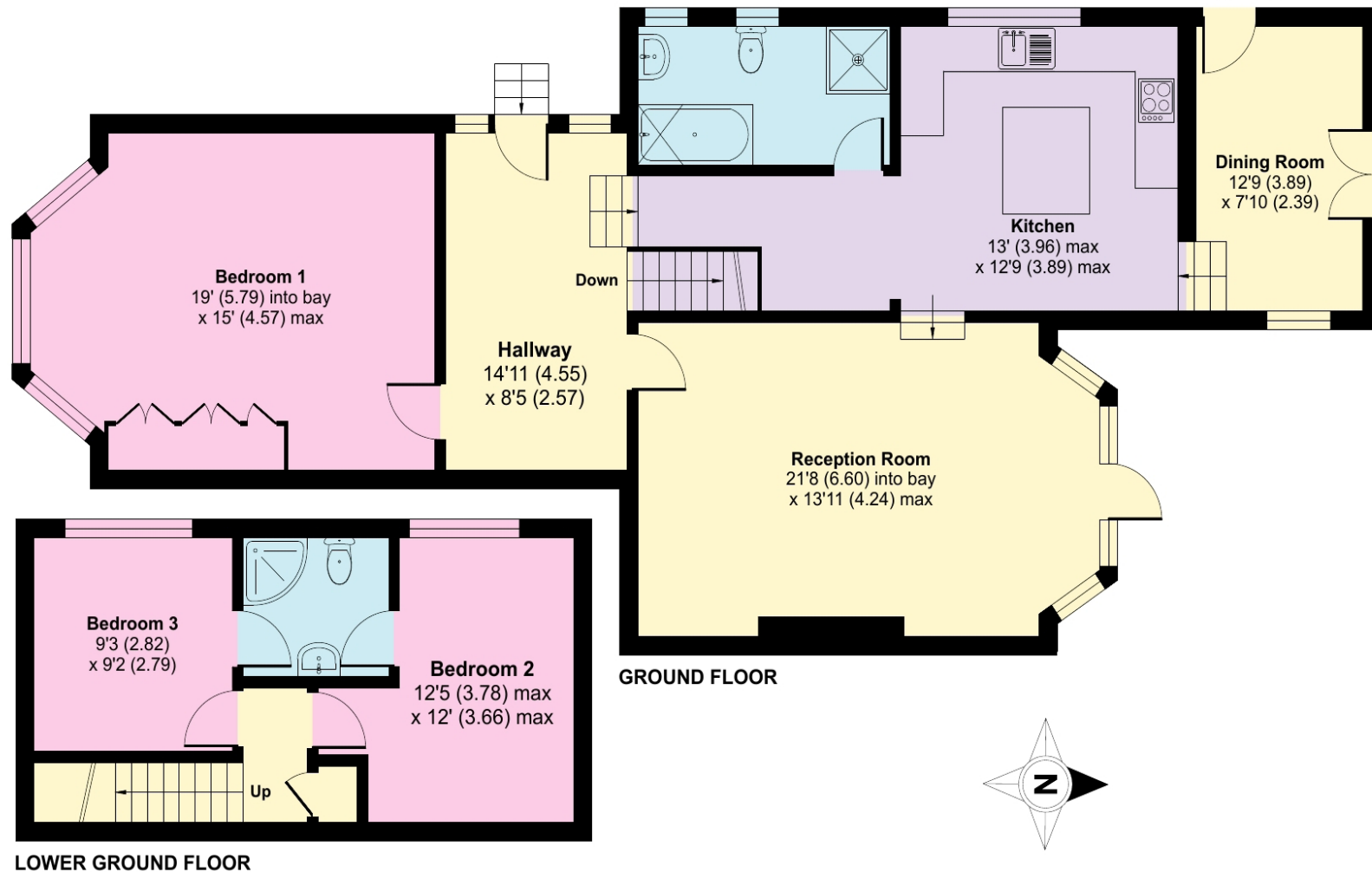
We are advised, all mains services are connected the property. Gas fired central heating is installed. The buildings insurance and maintenance costs are shared with the upper apartment (6A) with this property being responsible for a 1/3 share.



Langcliffe Avenue, Harrogate, HG2

Approximate Area = 1458 sq ft / 135.4 sq m

For identification only - Not to scale



PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs dated August 2024.

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