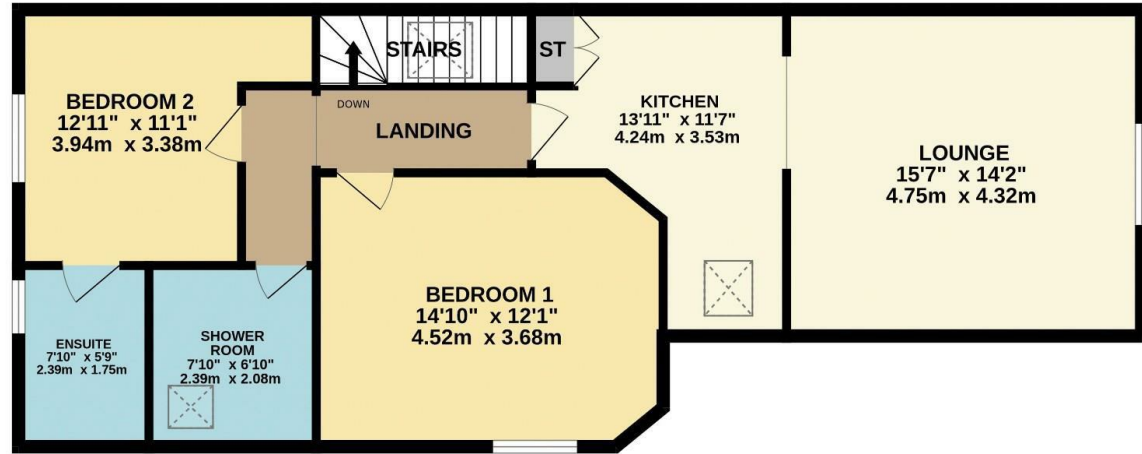


2ND FLOOR  
840 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 sq.m.) approx.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Directions

Proceed out of Harrogate passing Betts tea rooms down Parliament St and continue up Ripon Road. Turn right into Springfield Avenue and with Majestic Hotel on your right Springfield Avenue is a turning to your left where the property is easily found on the left-hand side marked by a Hopkinsons for sale board.

Council Tax Band Tenure Leasehold - Share of Freehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£279,950**

flat 3,1 Spring Grove, Harrogate, HG1 2HS

2 Bedroom Apartment

**A stunning 2 double bed roomed top floor penthouse apartment that has been refurbished to a high standard located in a popular near town centre position.**

**No chain involved.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



## Description

With gas central heating and replacement double glazed windows the apartment features a common entrance from the ground floor with a security entry phone.

There is a private entrance from the first floor where there is a smartly decorated and carpeted approach to the hallway which offers a Velux window providing natural light into the central part of the apartment.

There is a full width spacious lounge with living flame coal effect gas fire.

There is a stylish modern kitchen with soft close units that incorporate a four ring electric hob with extractor over plus a double oven with grill, integrated slimline dishwasher, integrated washer dryer, fridge and separate freezer. There is also a useful utility storage cupboard.

At the rear of the apartment there is a smartly presented Master bedroom suite with a double bedroom leading to a luxury ensuite bathroom with a white suite and modern tiling.

There is a separate larger double bedroom.

Furthermore there is a luxury house shower room with white suite and quality tiling together with a Velux window.

There is also a concealed Ideal combination boiler.

This beautiful apartment has been utilised as a very successful Airbnb and would provide the investor with a ready-made return.

This stunning apartment is located in a very convenient town centre position and an internal inspection is strongly recommended.

Harrogate is a popular Spa town which features a good range of restaurants, bar and shops. There is also a good road and rail network which provides the traveller and commuter quick access to Leeds ,York and London.

