



18 Radlyn Park, West End Avenue, Harrogate, HG2 9BZ

£280,000

Offers Over

18 Radlyn Park, West End Avenue, Harrogate, HG2 9BZ

A beautifully presented two-bedroom second-floor apartment which has been fully modernised and refurbished to a high standard, with the benefit of lift and single garage, situated in this desirable south Harrogate location just a short distance from the town centre.

This impressive property provides high-quality accommodation comprising a large reception room with full-height window, together with a stylish fitted kitchen with integrated appliances, two double bedrooms, and a modern bathroom. There is excellent storage space within the apartment including fitted cupboards with space for additional appliances. The property, situated on the second floor of this purpose-built development and with the benefit of lift facilities and a single garage, stands within attractive and well-maintained communal gardens for the use of all residents.

West End Avenue is a desirable south Harrogate address which is close to the famous Harrogate Stray, and within easy walking distance of the town centre, where there is an excellent range of amenities on offer.





SECOND FLOOR

RECEPTION HALL

A spacious entrance hall with fitted cupboards and space for appliances.

SITTING ROOM

A spacious reception room with full-height window.

KITCHEN

With a range of stylish fitted units with integrated appliances, including induction, hob, oven, dishwasher, fridge / freezer, washing machine, and microwave.

BATHROOM

A modern white suite comprising WC, washbasin set within a vanity, unit and bath with shower above. Heated towel rail.

BEDROOM 1

A double bedroom with an extensive range of fitted wardrobes.

BEDROOM 2

A further good-sized bedroom.

OUTSIDE

The property stands with attractive and well-maintained communal grounds, and the apartment has the benefit of a single garage.

AGENT'S NOTES

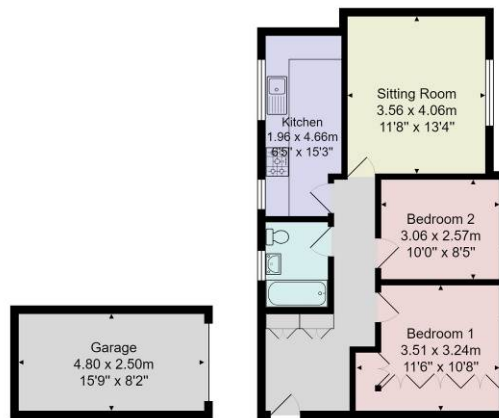
The property is understood to be long leasehold, with a share of the freehold. The service charge is approximately £110pcm and includes buildings insurance, water rates, maintenance of the grounds and communal areas and window cleaning.

The property has been fully modernised by the current owner within the last 12 months to include new kitchen and bathroom fittings, new windows, electrical rewiring, new internal doors, new decoration and plastering throughout.

The property has the benefit of a gas central heating system.

Council Tax Band - C





Total Area: 59.0 m² ... 635 ft² (excluding garage)
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Verity Frearson

26 Albert Street, Harrogate,
 North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			