



**Flat 1, 9 Springfield Avenue, Harrogate, North Yorkshire, HG1 2HR**

**£525,000**

Guide Price

## Flat 1, 9 Springfield Avenue, Harrogate, HG1 2HR

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A stunning three-bedroom apartment offering very generous and well-appointed accommodation occupying the whole of the ground floor of this superb period property.

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This individual apartment has been extensively modernised over the years to an exceptional standard and an internal viewing is strongly recommend, to appreciate the overall size and calibre of this attractive home. A particular feature to the property is the delightful veranda off the kitchen, leading to the private gardens at the front.

Springfield Avenue is a very fashionable position just off King's Road, within walking distance of a range of excellent local amenities, popular bars, restaurants shops and Harrogate town centre. The property is sure to appeal to a wide range of buyers.





The characterful accommodation retaining many period and original features comprises -

#### **ENTRANCE HALL**

Having ornamental feature fireplace with cast-iron inset, radiator and storage cupboard.

#### **LOUNGE**

Having telephone point, feature fireplace with cast-iron inset, window seat and two radiators.

#### **DINING KITCHEN**

With tiled flooring, quality base and wall units, stainless-steel sink units, integrated dishwasher, central island with microwave, oven and four-burner electric hob. American-style fridge, radiator, ornate fireplace with living-flame gas fire, patio doors leading to private garden.

#### **BEDROOM 1**

Carpeted and having television point, radiator and en-suite bathroom.

#### **EN-SUITE BATHROOM**

With luxury fixtures and fittings including glazed corner shower cubicle, bath, WC and washbasin. Also having tiled flooring, heated towel rail and attractive low-level lighting.

#### **BEDROOM 2**

Carpeted and having storage cupboard, radiator and ornate fireplace.

#### **DINING ROOM / BEDROOM 3**

Which can be used as bedroom 3. Carpeted and having glazing to three sides. Radiator.

#### **LUXURY HOUSE BATHROOM**

With tiled flooring, WC, washbasin, bath, glazed corner shower cubicle, heated towel rail and extractor fan.

#### **OUTSIDE**

To the front of the property is a private lawned garden and covered terrace off the kitchen, whilst to the rear of the property is a garage with additional parking directly in front.

#### **AGENTS NOTE**

Long lease  
No pets allowed  
Service charge £140pcm

**Tenure** - Leasehold

**Council Tax Band** - D



Total Area: 164.8 m<sup>2</sup> ... 1773 ft<sup>2</sup> (excluding verandah)

All measurements are approximate and for display purposes only.  
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