



Flat 2, 5 Springfield Avenue, Harrogate, North Yorkshire, HG1 2HR

£450,000



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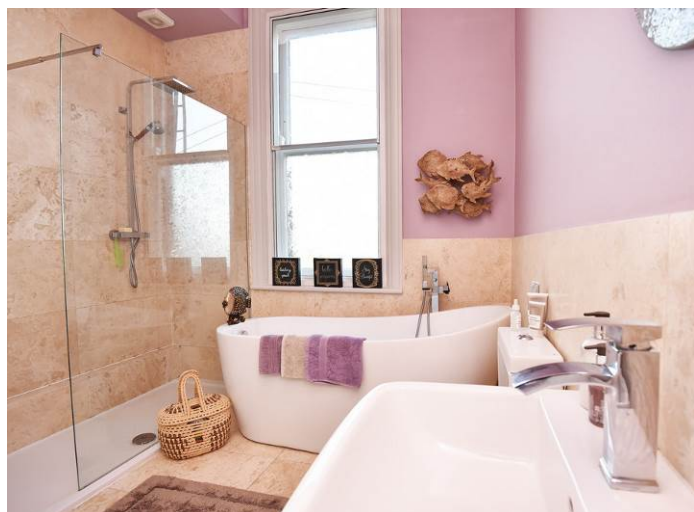
A stunning first-floor apartment with garage and lift access offering very generous accommodation with the benefit of an attractive communal garden in this sought-after location just a couple of minutes' walk from Harrogate town centre.

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This town centre apartment is a 10-minute walk to Harrogate Railway Station giving access to York, Leeds and a daily direct train to London (two hours). There is a spa and gym nearby and easy walking access to Valley Gardens and Oakdale Golf Course. Harrogate is the gateway to the Yorkshire Dales.

This super apartment provides very spacious, airy accommodation with two large bedrooms, impressive sitting room and dining room, modern kitchen, bathroom and en-suite shower room. Externally, the property has the advantage of attractive communal lawned gardens with seasonal fruits and herb garden as well as a courtyard sitting area. The property also has the exclusive use of a garage as well as access to a large communal basement storage area. This impressive property provides beautifully presented accommodation, whilst retaining much of the building's original character and charm. An internal viewing is strongly recommended. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **RECEPTION HALL**

A communal front door with video entry system leads to the hallway where there is a lift and stairs leading to the first floor.

## **FIRST FLOOR**

### **SITTING ROOM**

A large reception room with windows on two sides. Feature fireplace with living-flame gas fire.

### **DINING KITCHEN**

With space for dining area. The kitchen comprises a range of fitted units with oak worktop and breakfast bar. Integrated appliances with gas hob, oven, dishwasher, fridge / freezer and washing machine. There is also a combination boiler, extractor fan and pantry larder unit. Door leads to the fire escape.

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

A further reception room providing dining area.

### **BEDROOM**

A large double bedroom with feature fireplace.

### **BEDROOM**

A further double bedroom with en-suite.

### **EN-SUITE SHOWER ROOM**

With WC, washbasin, heated towel rail and electric shower.

### **BATHROOM**

A modern white suite comprising WC, basin, free-standing slipper bath and shower. Tiled walls and floor. Heated towel rail.

### **STORAGE**

Large basement storage accessed from the communal garden.

### **OUTSIDE**

The property is accessed via gate and pathway to front door, with wall and hedge to perimeters. To the rear is a fully maintained attractive and generous communal garden laid mainly to lawn with well-stocked flowerbeds and wall to perimeters. The garden is accessed via a side gate and three communal terrace seating area. The property has the benefit of a generous single garage with electric up-and-over door and side door. On-street parking available with parking permit.

### **AGENT'S NOTES**

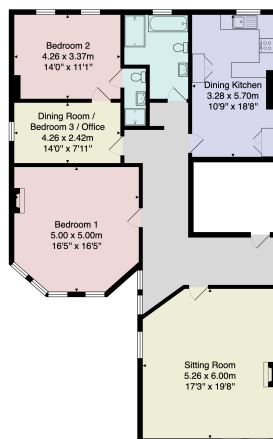
Tenure Type; Leasehold. With 1/6 share of freehold. Leasehold Years remaining on lease - 963

Service Charge Amount £145 pcm to include water rates and buildings insurance and lift maintenance.

Subletting / renting is permitted in the building. Pets permitted as long as they do not cause nuisance to other residents in the building.

**Council Tax Band - C**





Total Area: 136.1 m<sup>2</sup> ... 1465 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only.  
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