



Flat 3, 9 Langcliffe Avenue, Harrogate, North Yorkshire, HG2 8JQ

£400,000

Guide Price

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A beautifully presented and spacious second-floor penthouse apartment with private entrance, garage and basement storage, forming part of this attractive period property situated on a desirable tree-lined avenue on the south side of Harrogate town centre.

This impressive apartment provides generous accommodation on the top floor of this building and comprises a large sitting room, together with a dining kitchen, two double bedrooms and modern bathroom. The property also has a useful basement storage area and single garage situated to the rear of the building.

The property is conveniently located on the south side of Harrogate, well served by a parade of shops along Leeds Road and within easy walking distance of Harrogate town centre via the famous Harrogate Stray. Offered for sale with no onward chain.





SECOND FLOOR

ENTRANCE

A private entrance leads to the apartment where stairs lead to the top floor.

SITTING ROOM

A very large reception room with space for sitting and dining areas with feature fireplace with living-flame gas fire.

DINING KITCHEN

With dining area. The kitchen comprises a range of fitted units with worktop and breakfast bar. Range cooker, integrated dishwasher, washer / dryer and fridge / freezer.

BEDROOM 1

A large double bedroom with fitted wardrobes.

BEDROOM 2

A further double bedroom with fitted wardrobes.

BATHROOM

Recently refurbished with a modern white suite comprising WC, washbasin set within a vanity unit, and bath. Walk-in shower. Tiled walls and floor.

OUTSIDE

The property has the benefit of a single garage. The property also has the benefit of a secure, private basement, providing useful storage space.

AGENT'S NOTES

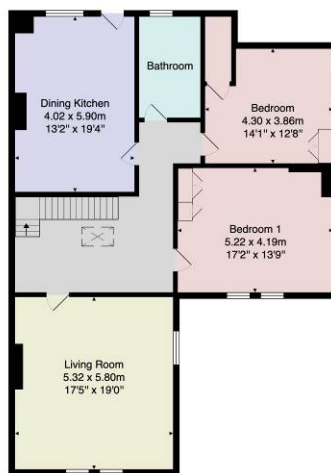
The property has double glazing and a modern gas central heating system.

The property is long leasehold.

There is no service charge payable, but costs are split between the flats within the building, as and when required.

Council Tax Band - C

EPC - C



Total Area: 127.4 m² ... 1371 ft²
 All measurements are approximate and for display purposes only.
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Verity Frearson

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

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk