



7 Springfield Avenue, Harrogate, North Yorkshire, HG1 2HR

£400,000

Guide Price

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A spacious and characterful three double-bedroom, over 2,000 sqft, two-bathroom period apartment occupying the entire ground and lower ground floor of an impressive building on sought-after Springfield Avenue.

The property offers generous and flexible accommodation, private garaging, off-street parking, a sun terrace, and is just a short walk from Harrogate town centre.

This rare opportunity offers enormous potential, including the possibility (subject to necessary consents) to divide the property into two self-contained apartments. With a private rear entrance, original period features, and well-maintained outside space, this unique apartment would suit a wide range of buyers seeking space, character, and prime town-centre living.





GROUND FLOOR

ENTRANCE VESTIBULE

With useful built-in storeroom.

RECEPTION HALL

A spacious hallway currently used as a dining area with feature fireplace.

LIVING ROOM

A grand reception room with impressive bay window offering pleasant views towards the Majestic Hotel. Feature fireplace with living-flame gas fire.

DINING ROOM

A spacious reception room providing a dining area with original fireplace, opening through to the kitchen.

KITCHEN

Well-appointed and fitted with a range of units and worktops. Accessed via the dining room.

BEDROOM 1

A large double bedroom with fitted wardrobes and modern ensuite wet room.

ENSUITE (WET ROOM)

Stylishly fitted with walk-in shower.

BEDROOM 2

A further good-sized double bedroom with fitted wardrobe.

BEDROOM 3

Another generous double bedroom. Fitted wardrobe.

BATHROOM

Fitted with a white suite comprising WC, basin, and bath with shower above.

LOWER GROUND FLOOR

UTILITY ROOM

Spacious utility area with sink and plumbing for appliances.

STORAGE ROOMS / BOILER ROOM

Providing very useful storage space. Housing the gas central heating boiler with additional storage space.

CLOAKROOM

Fitted with WC.

PRIVATE ENTRANCE DOOR

Providing rear access, ideal for potential conversion into a self-contained apartment.

OUTSIDE

To the front, a driveway provides off-street parking for several vehicles. To the rear is an enclosed paved garden with potted plants and a plum tree, along with steps leading to a communal sun terrace. A single parking space within the shared carport and further access to the sun terrace above.

AGENT'S NOTE

Tenure: Leasehold- Approx 146 years remaining on lease

Potential to split into two flats (subject to planning)

Off-street parking, garden and sun terrace

Walking distance to Harrogate town centre

no monthly costs - split costs as & when maintenance required

Council Tax Band - D

EPC - D



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