

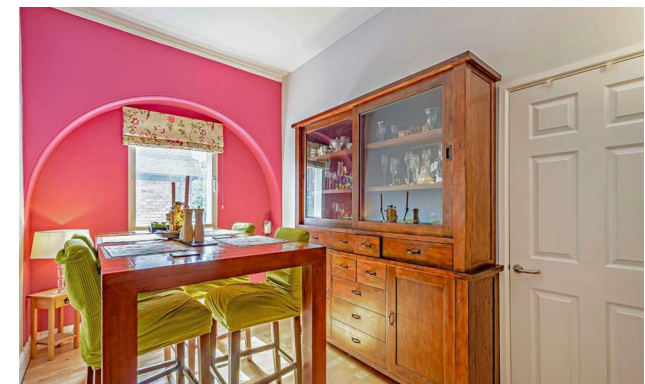


Springfield Avenue, Harrogate, HG1 2HR

OFFERED FOR SALE WITH NO ONWARD CHAIN. A rare opportunity to purchase a substantial two double bedroom, two reception room, town centre apartment, offering flexible living with the option of a third bedroom/ office/ separate dining room. The property benefits from a tranquil communal garden space, there is a large and useful storage area in the basement and off street disc parking with a separate remote control garage. The location is highly sought after and lies within a five minute walking distance to the town centre and train station with direct links to London.

Offering generous living space throughout, the apartment is accessed via a secure communal hallway with lift and stairs to all floors, large private hallway, lounge with dual aspect and feature fireplace, modern dining kitchen with breakfast bar, integrated appliances, pantry cupboard and rear door leading to the rear fire escape, dining room, two large double bedrooms, bedroom two en-suite and a modern luxury bathroom with slipper bath and walk in shower. There is also communal basement storage and additional under stairs bike storage.

To the outside is a generous rear communal garden laid mainly to lawn with various seating areas, which is accessed via secure side gate and terrace seating area. There is also the benefit of a larger than average single garage with electric up and over door and side door.



Guide Price £450,000

HUNTERS[®]
EXCLUSIVE

Council Tax: C

Springfield Avenue, Harrogate, HG1 2HR

DESCRIPTION

Communal Entrance Hall

Access via secure communal entrance door with video intercom, communal lift and stairs to first floor, private entrance door opens to:

Entrance Hallway

Amtico flooring, secondary glazed window, two radiators, internal glazed window, doors to:

Lounge

19'11" x 16'9"

Secondary glazed windows to front and side elevation, feature fire place with living flame gas fire and marble hearth, TV point, two radiators.

Dining Kitchen

19'1" x 10'10"

Modern fitted range of wall and base mounted units with wooden working surfaces over with inset one and a half sink unit with mixer tap, inset 4 burner gas hob with electric oven under and glazed splashback, breakfast bar, double pantry cupboard, cupboard housing combination boiler, inset shelving, tiled floor, radiator, sash window to rear elevation, door leading to rear, space for dining table. Integrated appliances to include dishwasher, washing machine, under counter fridge and under counter freezer.

Dining Room / Study

13'11" x 7'10"

Secondary glazed window to side elevation, wood flooring.

Bedroom One

18'0" x 16'8"

Two secondary glazed window to front elevation, feature fire place, two radiators.

Bedroom Two

13'11" x 10'9"

Two secondary glazed windows to rear elevation, radiator, wood flooring, door to:

Ensuite Shower Room

White suite comprising shower cubicle with glazed screen and shower over, low level WC, pedestal wash hand basin, part tiled walls, extractor fan, chrome heated towel rail, wood flooring.

Bathroom

Luxury suite comprising slipper bath with mixer tap and shower attachment, walk in washer with glazed screen and shower over, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, tiled floor, inset ceiling spot lights, extractor fan, secondary glazed sash window, radiator.

Outside

The property is accessed via gate and pathway to front door, with wall and hedge to perimeters. To the rear is an attractive and generous communal garden laid mainly to lawn with well stocked flower beds and wall to perimeters. The garden is accessed via secure side gate and communal terrace seating area. The property has the benefit of a generous single garage with electric up and over door and side door.

Storage

Basement storage assessed from the communal garden.

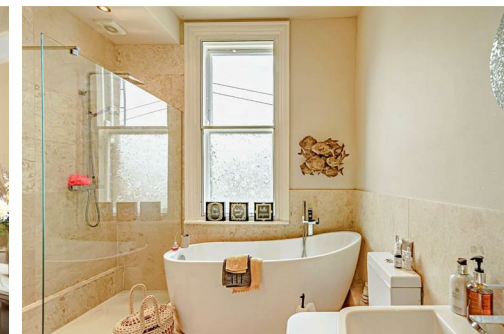
EPC

Environmental impact as this property produces 6.4 tonnes of CO2.

Material Information

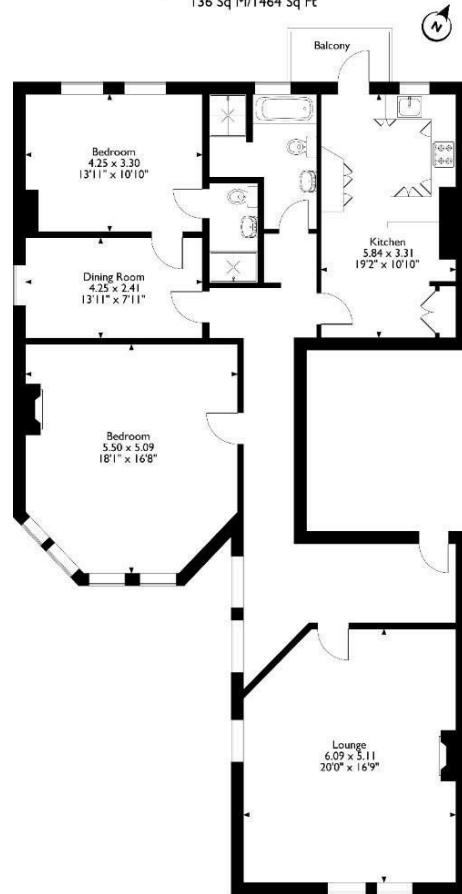
Tenure Type; Leasehold. Please note this apartments owns the freehold Leasehold Years remaining on lease; 963

Leasehold Annual Service Charge Amount £145 pcm to include water rates and buildings insurance. Council Tax Banding; C
EPC: C





Flat 2 5 Springfield Avenue, Harrogate, North Yorkshire
 Approximate Gross Internal Area
 136 Sq M/1464 Sq Ft

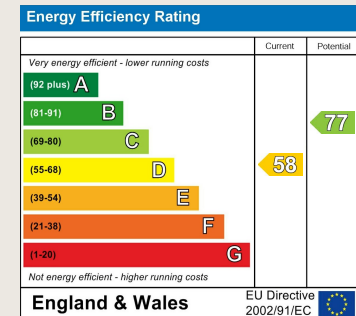


First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustration purposes only. Unauthorised reproduction is prohibited.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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