



**St. Marys Avenue, Harrogate, HG2 0LP**



OFFERED FOR SALE WITH NO ONWARD CHAIN. A rare opportunity to acquire a fantastic, substantial six bed (5X Double, 1X single) character terrace home with the potential to use the basement as a self contained one bedroom apartment with its own rear access. The property offers over 2,400 sq ft of living space and is situated in a highly sought after central location, just off Cold Bath Road, with off-road parking, offering immediate access to the Stray and wide range of shops, bars and restaurants within walking distance.

The flexible living space is well presented throughout with accommodation comprising: Entrance hallway with secure access to the lower ground floor basement flat, lounge with bay window, dining room, modern breakfast kitchen. To the first floor, a landing with balcony provides access to two double bedrooms (one currently used as a study) and house bathroom with separate shower. To the second floor are two further double bedrooms, a walk-in store cupboard and bathroom.

The self contained flat, has private access from the rear and comprises: Inner hallway, lounge/bedroom, a further bedroom and utility/kitchen and a shower room.

To the outside, the property has the benefit of a fore-court garden to the front with gated access and steps leading to the front door. To the rear is off-road parking.

We strongly recommend an early viewing to appreciate the accommodation on offer.

## Offers In The Region

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

**Council Tax: E**



# St. Marys Avenue, Harrogate, HG2 0LP

## DESCRIPTION

### Entrance Hall

Access via glazed wooden entrance door, stairs to both upper and lower floors, doors to:

### Lounge

20'5" x 12'0"

Bay window to front elevation, radiator, TV point, feature fire place.

### Kitchen / Dining Room

16'3" x 9'2"

Range of wall and base units with working surfaces over with inset stainless steel sink unit and mixer tap, space for Range style cooker and American style fridge freezer, plumbing and space for dishwasher, stone tiled flooring, space for table, inset ceiling spot lights, window to rear elevation.

### Dining Room

13'3" x 9'7"

Window to rear elevation, radiator, feature fire place.

### Lower Ground Hallway

Radiator, storage cupboard, doors to:

### Bedroom

19'5" x 11'7"

Bay window to front elevation, radiator.

### Bedroom

13'6" x 9'1"

Window to rear elevation, radiator.

### Utility

9'6" x 8'11"

Sink unit with mixer tap, plumbing and space for washing machine, wall mounted boiler, window to rear elevation, wooden door to rear access.

### Shower Room

White suite comprising shower cubicle with mains shower over, low level WC, pedestal wash hand basin.

### First Floor Landing

Giving access to the Balcony, stairs to second floor. doors to:

### Bedroom

16'3" x 12'0"

Window to front elevation, radiator, feature fire place.

### Bedroom

12'7" x 9'6"

Window to rear elevation, radiator, feature fire place.

### Bathroom

White suite comprising corner bath, corner shower unit, low level WC, pedestal wash hand basin, tiled walls and floor, window to rear elevation.

### Second Floor Landing

Large store cupboard, sky light, doors to:

### Bedroom

15'5" x 9'4"

Glazed window to front elevation, radiator.

### Bedroom

18'9" x 9'4"

Glazed window to front elevation, radiator.

### Bathroom

White suite comprising panel bath,

low level WC, pedestal wash hand basin, feature fire place, window to rear elevation.

### EPC

Environmental impact as this property produces 12.0 tonnes of CO2.

### Material Information

Tenure Type; Leasehold  
Leasehold Years remaining on lease; 861 Years  
Leasehold Annual Service Charge Amount £0.00  
Council Tax Banding; E

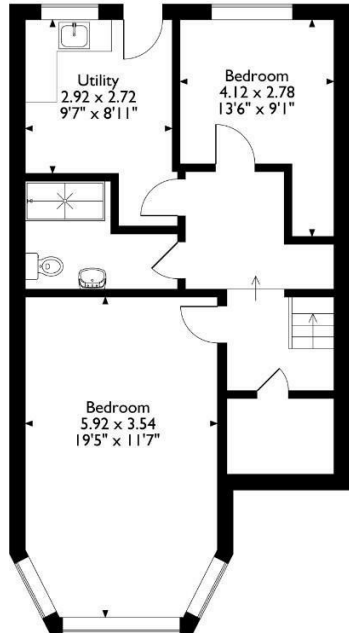




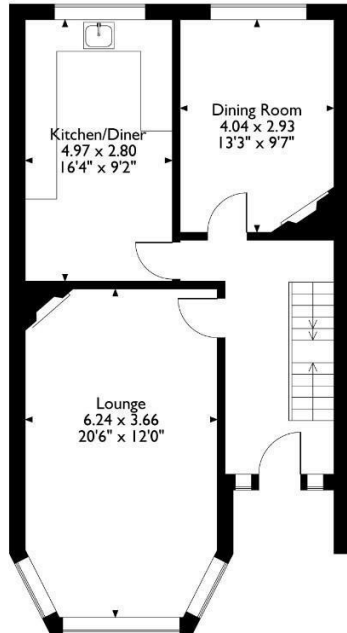




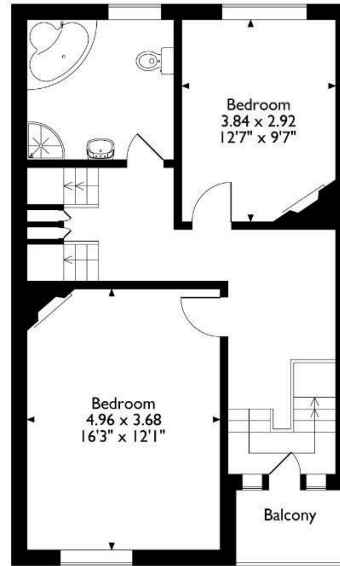
19 St. Marys Avenue, Harrogate, HG2 0LP  
 Approximate Gross Internal Area  
 227 Sq M/2444 Sq Ft



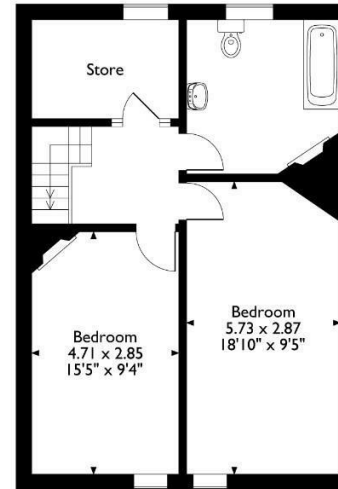
Basement



Ground Floor



First Floor

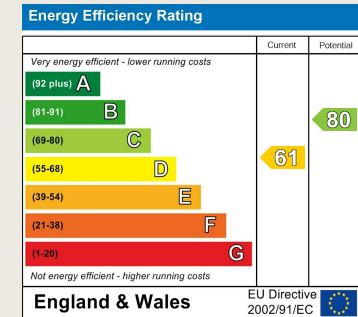


Second Floor

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