



Victoria Avenue, Harrogate HG1 5PR



HUNTERS[®]
EXCLUSIVE

Guide Price
£1,250,000

Victoria Avenue, Harrogate

DESCRIPTION

Discover the perfect blend of luxury and convenience in this stunning apartment located in the heart of Harrogate. Just 0.2 miles from Waitrose, 0.3 miles from the train and bus station, and a mere 0.1 miles from a beautiful 200-acre park, this property offers unparalleled accessibility. With the district hospital only 0.8 miles away, and two leading secondary schools within 1 mile, everything you need is right at your doorstep. Plus, with LK Bennet, Russell & Bromley, Waterstones, Hobbs, Jigsaw and M&S just 0.4 miles away, it is like having Kings Road in London at your doorstep!

Step inside to experience the ultimate in luxury living. The Spacious Family room incorporates a kitchen with island and lots of bench space, dining area and lounge/TV area. It is a family hub.. Enjoy formal gatherings in the elegant lounge and dining room. The apartment boasts three bedrooms, including two ensuite, a family bathroom, a versatile media room/office, a convenient laundry area, and a stylish guest bathroom.

While the apartment features two dedicated parking spaces, you may find you hardly need a car given its prime location. Gated access opens to an attractive, mature, sunny courtyard garden providing ideal entertaining space, with privacy fencing to the perimeters.

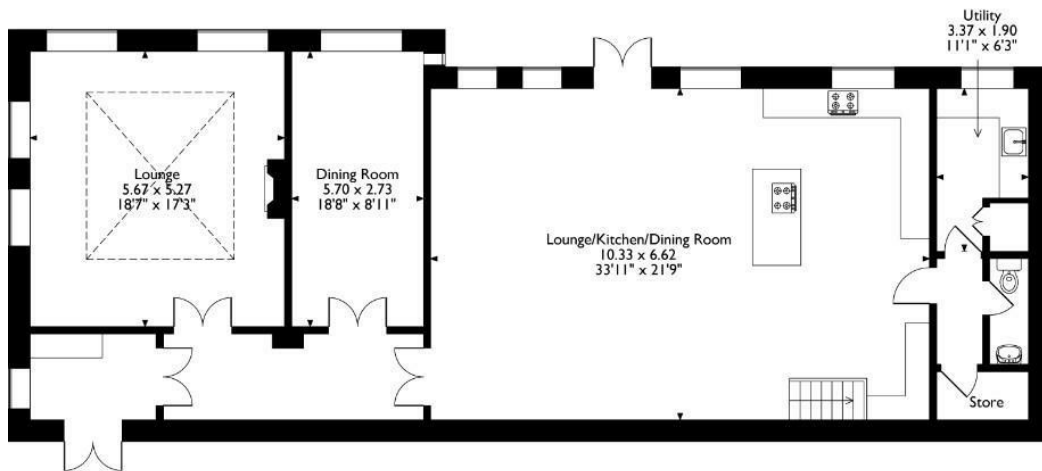
This 300 sqm apartment is not just a home but a lifestyle. Don't miss your chance to make it yours!



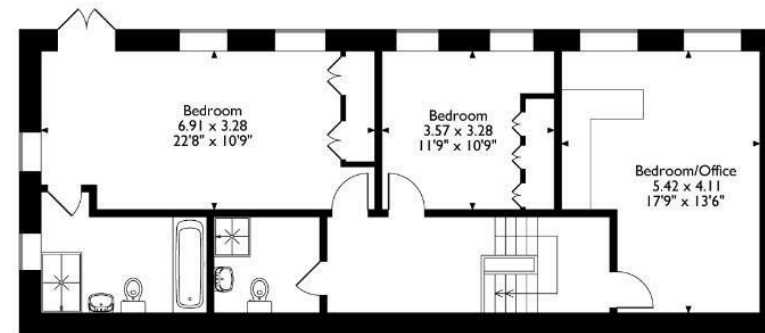




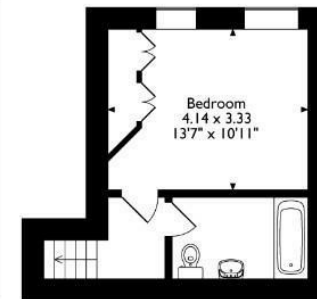
Victoria House, Flat B, 38, Victoria Avenue, Harrogate, HG1 5PR
Approximate Gross Internal Area
251 Sq M/2702 Sq Ft



Ground Floor



First Floor



Top Bedroom

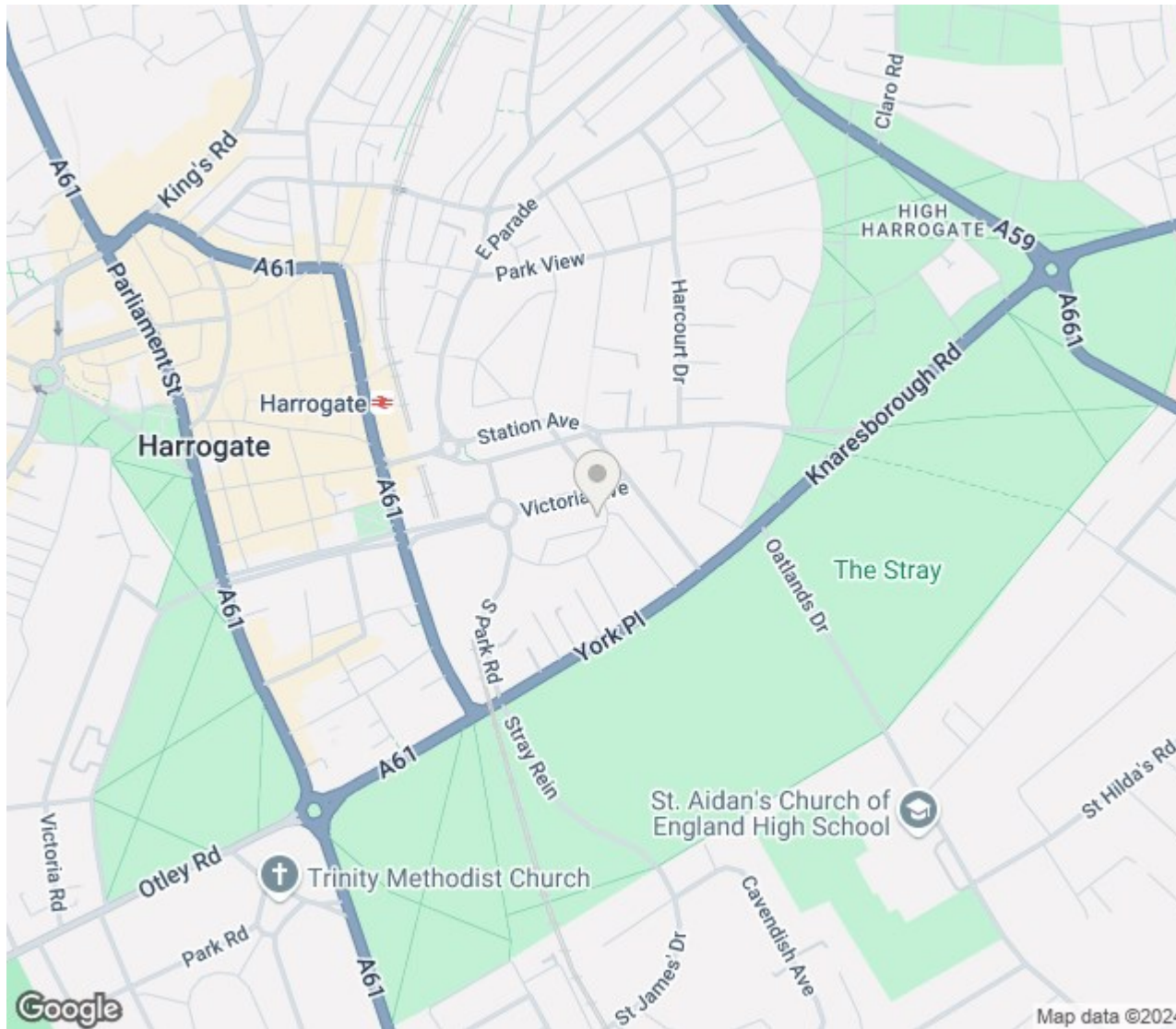
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



- Amazing location in the heart of Harrogate
- Superb open plan living kitchen with high end units & appliances
- Spacious accommodation arranged over three floors
- Main bedroom suite with luxury shower room & doors opening to the roof terrace
- Stunning presentation throughout



- For sale with no onward chain
- Private terrace garden
- Two generous formal reception rooms
- Allocated off road parking for two cars
- Town centre amenities & the Stray on the doorstep



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 80 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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.

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX | 01423 536222 | harrogate@hunters.com



