



Springfield Avenue, Harrogate, HG1 2HR

- NO ONWARD CHAIN
- Two double bedrooms
- Private parking space / separate store room
- Ample storage space
- Ideal investment or apartment to live in
- Sought after location
- High specification throughout
- Modern bathroom and kitchen
- Lift access
- Council Tax Band D



Guide Price £350,000

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DESCRIPTION

AVAILABLE TO THE MARKET WITH NO ONWARD CHAIN

This modern, purpose-built apartment offers a comfortable and convenient living experience. With two well-proportioned bedrooms, main bedroom with en suite and family shower room, it's an ideal home for individuals or small families. The spacious open-plan kitchen and living area provides a perfect space for relaxation or entertaining guests. In main hallway is the added bonus of a utility and coat cupboard.

Part of a high-specification development, the apartment boasts thoughtful design and modern finishes throughout, creating a welcoming atmosphere and an easy move-in option.

Additionally, the property benefits from private parking, a valuable feature in this vibrant area. Along with a private separate store room, which was purchased as an addition.

This apartment is also ideal for investors, offering potential for both long-term rental or short-term holiday lets, providing flexible options for maximizing rental income.

Offered with no onward chain, this property ensures a smooth and efficient purchasing process.

Whether you're looking to invest or find your new home, this apartment on Springfield Avenue presents an excellent opportunity in a vibrant and sought-after area. Early viewing comes highly recommended.



EPC

Energy rating D

This property produces 5.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 993

Leasehold Annual Service Charge Amount £1,800 approx

Leasehold Ground Rent Amount £250

Council Tax Banding: D





Total floor area 108.6 sq.m. (1,169 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

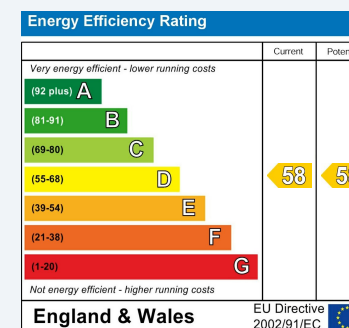
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.