



## Springfield Avenue, Harrogate, HG1 2HR

- AVAILABLE TO THE MARKET CHAIN FREE
- Spacious open-plan kitchen and living area
- Private parking
- Ideal for investors or small families
- Council Tax Band D
- Two well-proportioned bedrooms
- High-specification development
- Excellent location with easy access to local amenities
- Lift access

**Offers Over £300,000**





# Springfield Avenue, Harrogate, HG1 2HR

## DESCRIPTION

AVAILABLE TO THE MARKET CHAIN FREE. This modern, purpose-built apartment offers a comfortable and convenient living experience, designed to cater to the needs of contemporary living with lift access. With two generously sized bedrooms, including a main bedroom with an en suite, and a well-appointed family shower room, it's an ideal home for individuals, couples, or small families.

The spacious, open-plan kitchen with Neff appliances and living area serves as the heart of the home, providing a bright and airy space for relaxation, entertainment, and social gatherings. The layout promotes effortless flow between the living and dining areas, making it perfect for both day-to-day living and hosting guests.

Part of a prestigious high-specification development, the apartment benefits from careful attention to detail and modern finishes throughout, creating a welcoming and stylish environment. The thoughtful design ensures an easy move-in experience, with everything in place for a comfortable lifestyle.

Furthermore, the property comes with the added bonus of private parking, a rare and valuable feature in this vibrant area, ensuring you have peace of mind knowing your vehicle is safely secured. The apartment's location is also a key highlight, offering easy access to local amenities, transport links, and nearby attractions.

### EPC

Energy rating D

This property produces 3.4 tonnes of CO2

Material Information - Harrogate

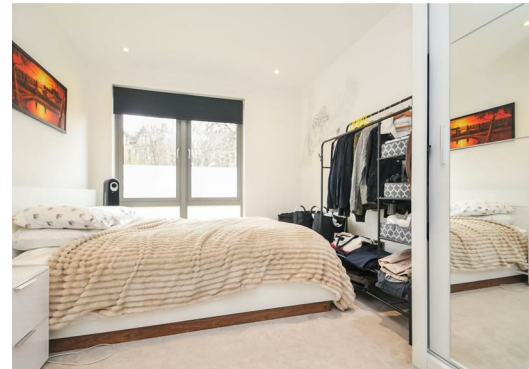
Tenure Type;

Leasehold Years remaining on lease: 993

Leasehold Annual Service Charge Amount £1,800 approx

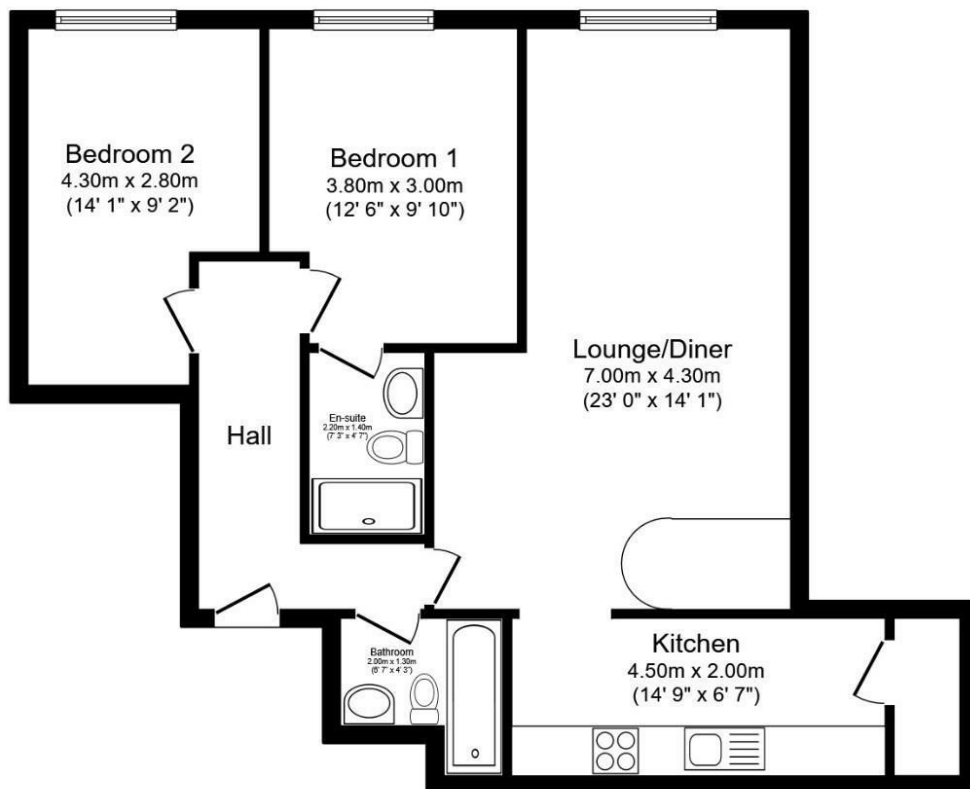
Leasehold Ground Rent Amount £250

Council Tax Banding: D









Total floor area 72.7 m<sup>2</sup> (783 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](http://www.focalagent.com)

### Viewings

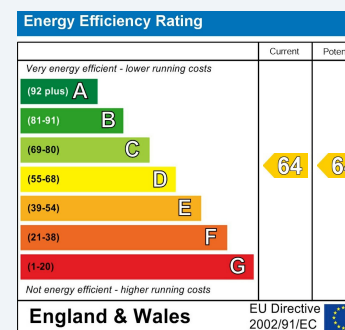
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.