



Springfield Avenue, Harrogate, HG1 2HR

- LOCATED ON SPRINGFIELD AVENUE
- One dedicated parking space
- Bedroom one benefiting from en-suite
- Close to local amenities
- Ideal for couples, small families, or individuals
- Benefitting from a garage
- Spacious lounge
- Council Tax Band C

Guide Price £300,000



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DESCRIPTION

Located on Springfield Avenue, this flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, including an en suite bathroom, this property is ideal for couples, small families, or individuals.

The flat boasts a spacious lounge, providing an inviting space for relaxation and entertaining guests. Natural light floods the room, creating a warm and welcoming atmosphere. The layout is thoughtfully designed, ensuring that every corner of the home is both functional and aesthetically pleasing.

In addition to the generous living space, the property features two bathrooms, which is a significant advantage for busy households. This ensures that morning routines run smoothly, providing ample facilities for all residents.

For those in need of extra storage, the flat includes a garage, offering a secure space for belongings, bicycles, or seasonal items, also coming with one parking space. This added feature enhances the practicality of the property, making it a truly appealing option.

Located in the sought-after town of Harrogate, residents will enjoy easy access to local amenities, parks, and excellent transport links. This flat is not just a place to live; it is a lifestyle choice in a vibrant community.

EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

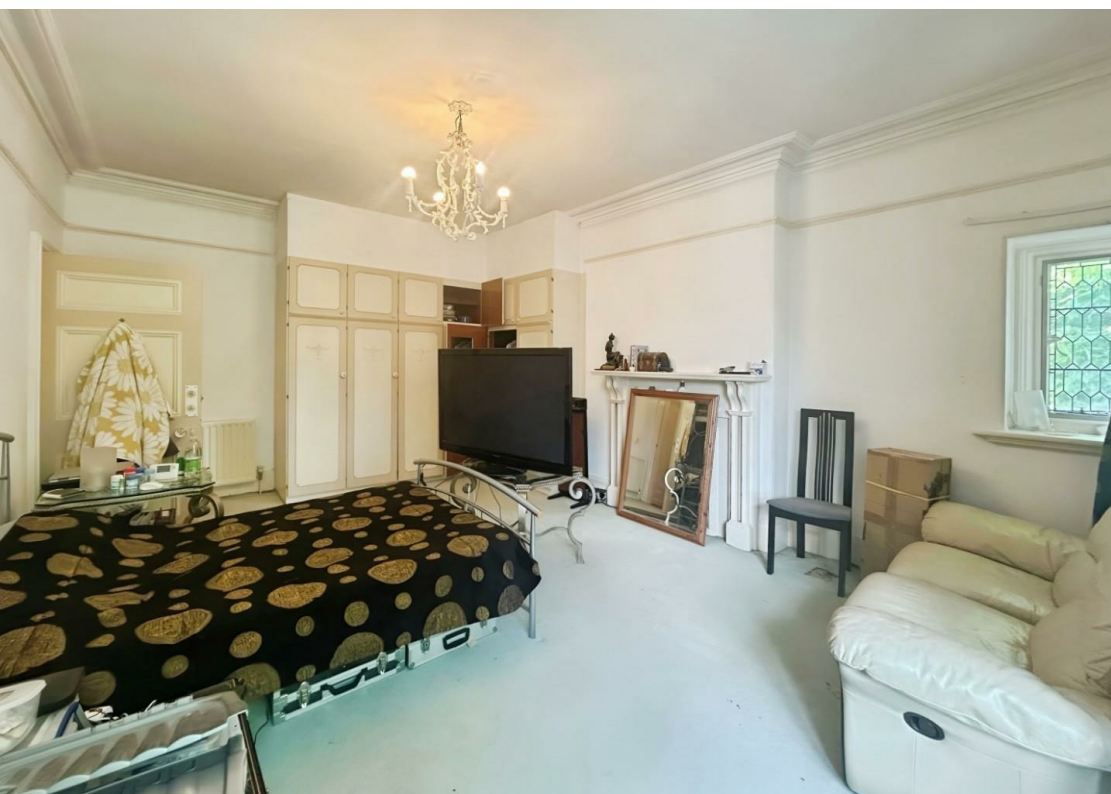
Leasehold Years remaining on lease: 963

Leasehold Annual Service Charge Amount - split as and when

Leasehold Ground Rent Amount £0

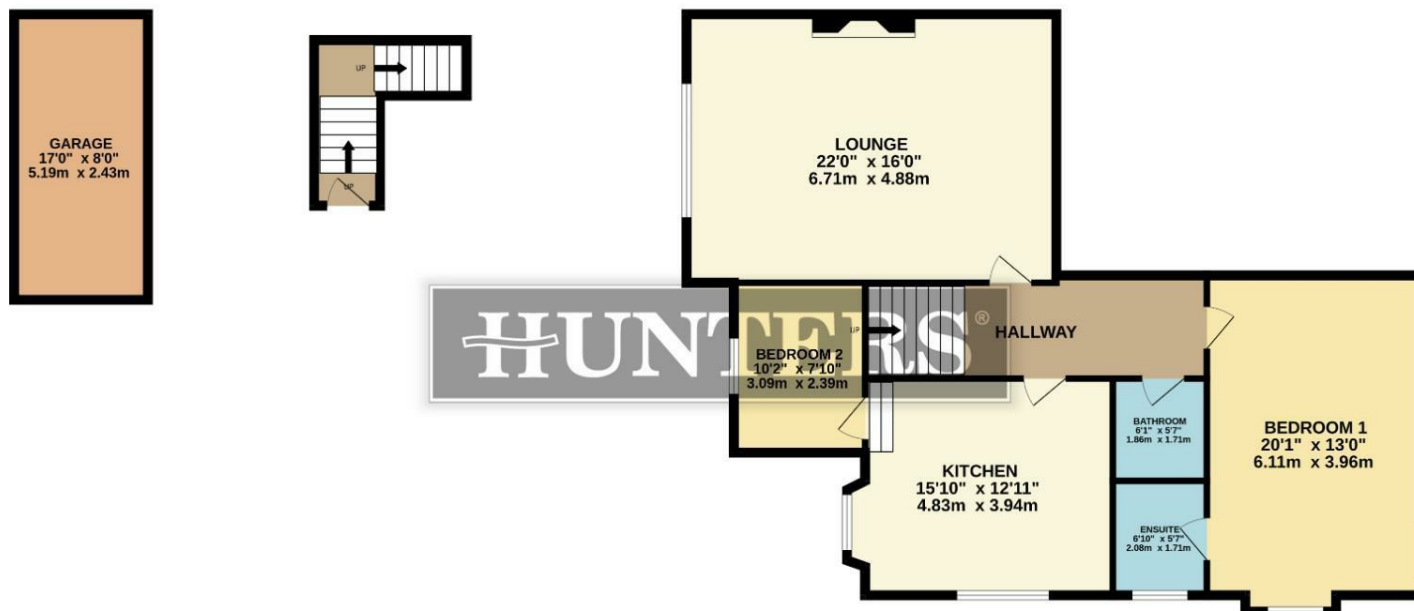
Council Tax Banding: C





BASEMENT
192 sq.ft. (17.8 sq.m.) approx.

GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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.

