



The Avenue, Harrogate, HG1 4QD

- Prime location on The Avenue
- Open plan lounge, kitchen, and diner
- Bright and airy interior
- Turn key ready
- Early viewing highly recommended
- Two spacious double bedrooms
- Comfortable lounge area
- Short walk to local amenities
- Stylish, functional bathroom
- Council Tax Band A

Guide Price £150,000



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DESCRIPTION

Located on The Avenue, this apartment offers a perfect blend of comfort and convenience. Boasting two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat in a vibrant town.

As you enter, you are welcomed into an inviting open plan lounge, kitchen, and diner, creating a warm and sociable atmosphere. This layout is perfect for entertaining guests or enjoying quiet evenings at home. The well-appointed kitchen provides ample space for culinary adventures, while the lounge area is perfect for relaxation.

The apartment features a modern bathroom, designed with both style and functionality in mind. With one reception room, the space feels both cosy and spacious, allowing for a variety of uses.

One of the standout features of this property is its proximity to local amenities. Residents will find themselves just a short stroll away from shops, cafes, and parks, making daily errands and leisure activities easily accessible. Harrogate is renowned for its beautiful gardens and historic architecture, providing a picturesque backdrop for your new home.

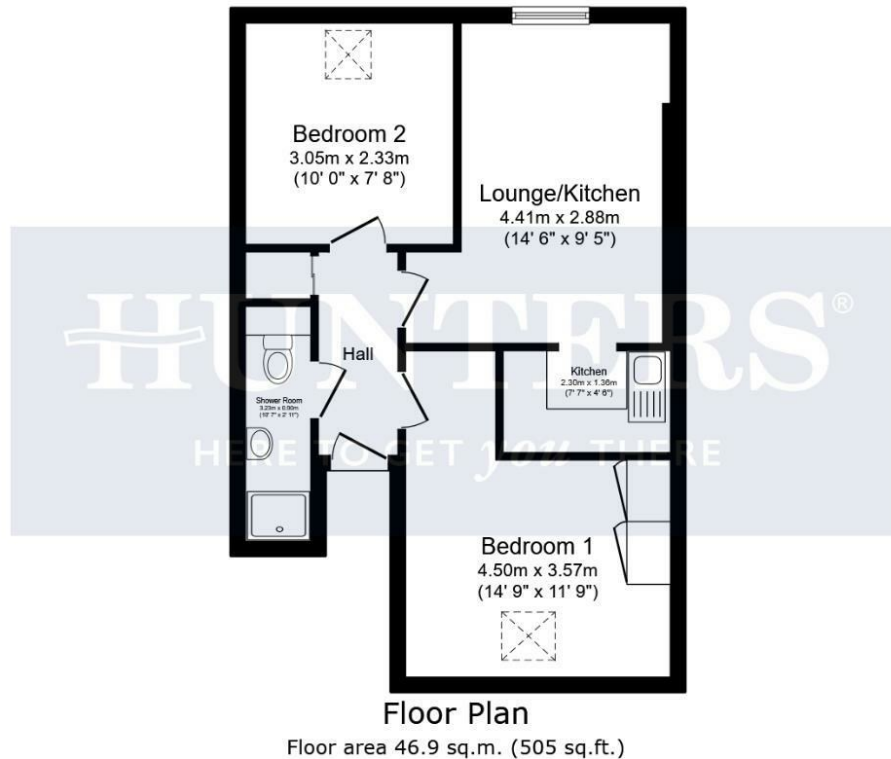
EPC
Energy rating C
This property produces 1.7 tonnes of CO2

Material Information - Harrogate
Tenure Type: Leasehold
Leasehold Years remaining on lease: 106
Leasehold Annual Service Charge Amount £500
Council Tax Banding: A





8, The Avenue, Harrogate, HG1 4QD, GB



Total floor area: 46.9 sq.m. (505 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Viewings

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

Valuations

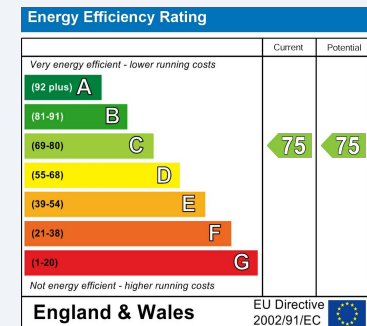
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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.



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.

