



Portland Crescent, Harrogate, HG1 2TR

- NO ONWARD CHAIN
- One underground parking space
- Main bedroom with en suite
- Walking distance of the town centre and train station
- Early viewing highly recommended
- Exclusive gated development
- Two double bedrooms
- On-site concierge
- Landscaped communal gardens
- Council Tax Band E

Guide Price £245,000



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DESCRIPTION

NO ONWARD CHAIN. An excellent opportunity to acquire a well-presented two double bedroom apartment, located on the first floor of an exclusive gated development, within short distance from Harrogate town centre and the railway station. Offered with no onward chain, this spacious and stylish property enjoys woodland views along Coppice Drive, combining modern convenience with peaceful surroundings in one of Harrogate's most desirable areas.

Set within the highly regarded Coppice Park development on Portland Crescent, the apartment offers generous internal space, quality finishes, and excellent natural light throughout. A private entrance hallway leads to a bright, airy lounge, accessed via double doors, with large windows. The dining kitchen is both functional and well-appointed, featuring ample worktop and storage space, along with a range of integrated appliances.

The principal bedroom is spacious and benefits from fitted wardrobes and a private en-suite shower room, while the second generously sized double bedroom is also fitted with wardrobes, making it ideal for guests or an at home office. A main bathroom completes the accommodation. Throughout the apartment, there is ample built-in storage, and residents benefit from lift and stair access to all floors via a secure communal entrance with an intercom system.

Externally, the development offers a range of features, including one underground parking space. Access is granted via security gates, leading to landscaped communal gardens, visitor parking, and one secure underground allocated spaces — a rare and valuable asset in this part of Harrogate. The development also benefits from an on-site concierge, adding convenience and peace of mind to everyday living. Located within walking distance of the town centre and train station, with excellent access to Harrogate's shops, restaurants, cafés and green spaces.



EPC

Energy rating B

This property produces 1.4 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 972

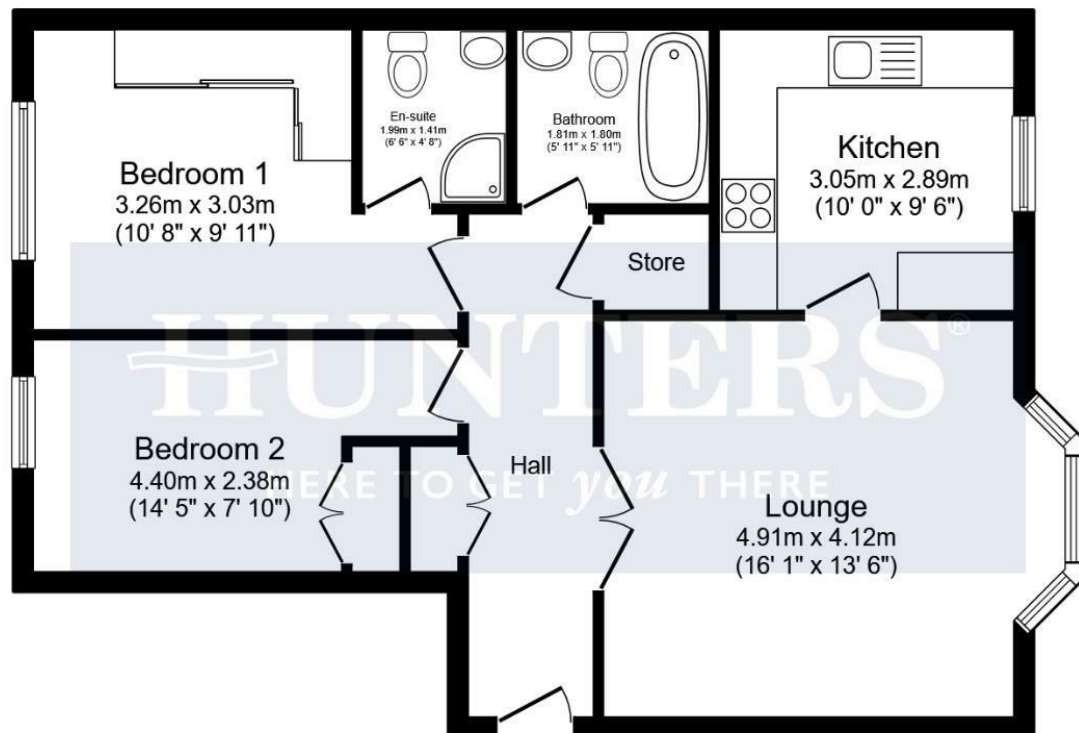
Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount £

Council Tax Banding: E



12 Cornwall House, Portland Crescent, Harrogate, HG1 2TR, GB



Floor Plan

Floor area 66.2 sq.m. (713 sq.ft.)

Total floor area: 66.2 sq.m. (713 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

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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

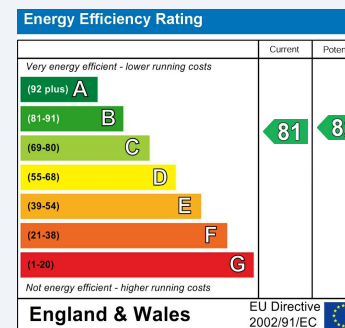
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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.



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.

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