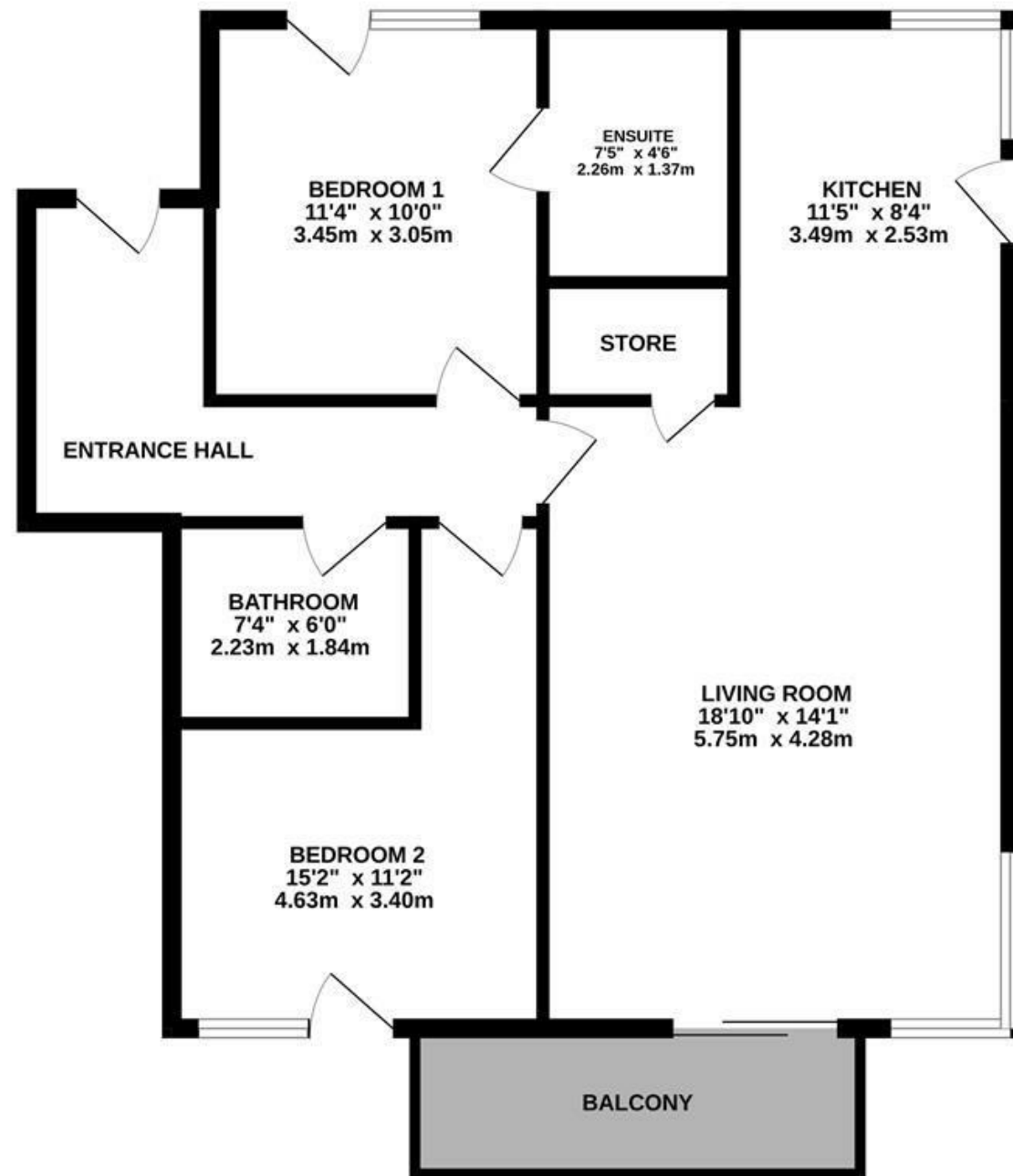


GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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1 Atlas House Springfield Avenue  
 Harrogate

**£341,000**

9 Albert Street, Harrogate  
 North Yorkshire HG1 1JX  
 Sales: 01423 503076  
 Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

Set in the heart of Harrogate, Atlas House is located near Kings Road, an area regarded as one of the best locations in Harrogate, with an abundance of excellent restaurants, bars and shops nearby.

The apartment has a highly refined specification, including ultra-modern kitchens with quartz worktops, upstands and Bosch appliances. The bathroom and en suites are luxurious with Villeroy WC's and sinks, Vessini baths and shower trays and luxury Porto white matt porcelain tiles and also include underfloor heating. The walls, woodwork and doors are all white, giving a bright and elegant finish allowing you to add your own stamp of design and colour.

Apartment 1 is situated on the ground floor and comprises: Entrance hall with storage cupboard, open plan living room/kitchen, two bedrooms, en-suite shower room and house bathroom.

The property has a balcony and one allocated parking space.

Energy Rating: C

## 2 Bedrooms

## 1 Reception Room

## 2 Bathroom

Your text typed here

### DIRECTIONS - HG1 2HR

### COUNCIL TAX

The property has been placed in band .

### TENURE

The tenure of the property is Leasehold



### EPC RATING:

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

### APPROXIMATE DISTANCES

Town Centre	1.9 miles
Railway Station	1 mile
Bus Route	400 metres
Airport	12 miles