

**FLAT 4, CAVENDISH COURT
19 CAVENDISH AVENUE
HARROGATE, HG2 8HY**



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A fabulous opportunity to purchase this first floor apartment situated within this purpose-built block and located within this quiet residential location situated to the favoured south side of Harrogate and still being with an easy walking distance across the Harrogate stry to the town centre

Entrance Hall | Living Room | Kitchen

Two Bedrooms | Bathroom | Separate wc

Communal Gardens | Garage | Parking Space

Council Tax: D | Energy Rating: TBC | Tenure: Leasehold

£285,000

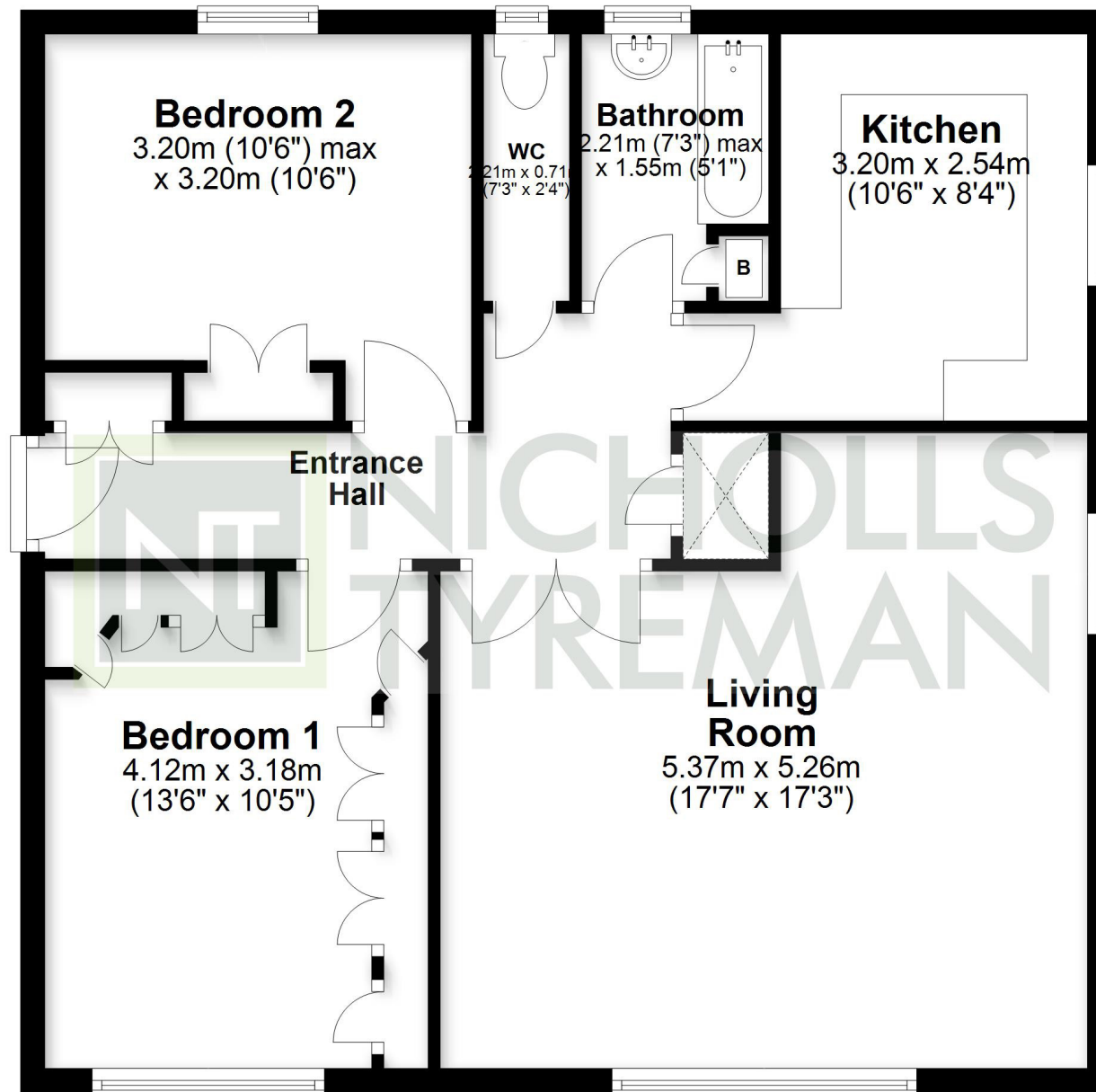




The property truly requires an internal inspection to appreciate the well planned accommodation which comprises: Communal entrance hall with staircase to the first floor, entrance hall with useful storage cupboard, large living room/dining room with dual aspect, newly fitted kitchen with integrated appliances including oven, microwave, dishwasher, fridge and separate freezer, two double bedrooms with fitted wardrobes, bathroom and separate wc.

There are beautifully kept communal grounds with a private driveway leading to the rear of the property where there is a **Single Garage 16'8" x 8'2"** (situated in a block) and a separate parking space.

First Floor



Total area: approx. 92.3 sq. metres (993.1 sq. feet)

This plan is for illustrative purposes only and is not to scale.

All measurements are approximate

Plan produced using PlanUp.



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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.