



7 Springfield Avenue, Harrogate

£385,000 Leasehold



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WINNING AGENT**

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A spacious and characterful three double bedroom, over 2,000 sqft, two bathroom period apartment occupying the entire ground and lower ground floor of an impressive building on sought-after Springfield Avenue. The property offers generous and flexible accommodation, off-street parking to the front and rear of the property, a sun terrace, and is just a short walk from Harrogate town centre.

This individual apartment offers buyers the opportunity to refurbish and modernise the accommodation to suit their own requirements and has enormous potential, including the possibility (subject to necessary consents) to divide the property into two self-contained apartments. With a private rear entrance, original period features, and outside space, this unique apartment would suit a wide range of buyers seeking space, character, and prime town-centre living.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



GROUND FLOOR

ENTRANCE VESTIBULE With useful built-in storeroom.

RECEPTION HALL A spacious hallway currently used as a dining area with feature fireplace.

LIVING ROOM A grand reception room with impressive bay window offering pleasant views towards the Majestic Hotel. Feature fireplace with living flame gas fire.

DINING ROOM A spacious reception room providing a dining area with original fireplace, opening through to the kitchen.

KITCHEN Well-appointed and fitted with a range of units and worktops. Accessed via the dining room.

BEDROOM 1 A large double bedroom with fitted wardrobes and modern ensuite wet room.

ENSUITE (WET ROOM) Stylishly fitted with walk-in shower.

BEDROOM 2 A further good-sized double bedroom with fitted wardrobe.

BEDROOM 3 Another generous double bedroom. Fitted wardrobe.

BATHROOM Fitted with a white suite comprising WC, basin, and bath with shower above.

LOWER GROUND FLOOR

UTILITY ROOM Spacious utility area with sink and plumbing for appliances.





Total Area: 180.3 m² ... 1941 ft²

All measurements are approximate and for display purposes only.

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