



**Flat 3 The Avenue, Harrogate HG1 4QD**

***welcome to***

**Flat 3 The Avenue, Harrogate**

An elegant second floor apartment in a desirable location, offering a refined open plan living space, two generous double bedrooms and stylish modern finishes, all perfectly positioned close to local cafés, shops, parks and train station. Early viewing is highly recommended.





Welcome to this beautifully presented second floor apartment, ideally positioned in the sought after location of The Avenue.

Accessed via a secure entrance with stairs to the second floor, private entrance hall, the apartment opens into a thoughtfully designed open plan kitchen, living and dining space-perfect for both relaxing and entertaining. A stylish, contemporary bathroom offers practicality alongside modern finishes, while two generous double bedrooms provide flexible and comfortable accommodation.

The enviable location is one of the property's standout features, with a range of local shops, cafés, parks and train station all within easy reach.

Early viewing is highly recommended to fully appreciate all this charming home has to offer.

## **Ground Floor**

## **Entrance Hall**

## **Second Floor**

## **Entrance Hallway**

## **Living/Dining Area**

## **Kitchen Area**

## **Master Bedroom**

## **Bedroom Two**

## **Shower Room**



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**welcome to**

## **Flat 3 The Avenue, Harrogate**

- Light & bright throughout
- Open plan kitchen/dining/living area
- Two spacious double bedrooms
- Light and well proportioned interior
- Good access to local amenities and green spaces

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HRG107554 - 0007

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**william h brown**



**01423 502282**



[harrogate@williamhbrown.co.uk](mailto:harrogate@williamhbrown.co.uk)



4 Albert Street, HARROGATE, North Yorkshire,  
HG1 1JL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**