



St Marks Avenue, Harrogate, North Yorkshire, HG2 8AF

- First floor apartment in attractive period conversion
- Short walk to Harrogate town centre
- Large bay window and feature fireplace
- Two generous double bedrooms
- Communal gardens and rear parking
- Sought-after South Harrogate location
- Spacious open-plan kitchen and living area
- Modern kitchen with integrated appliances
- Luxury bathroom with underfloor heating
- Share of freehold and new windows throughout

Guide Price £280,000



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DESCRIPTION

A beautifully presented first floor apartment forming part of an attractive period conversion, ideally positioned within the sought-after South-side area of Harrogate. Offering a short level walk into the town centre, easy access to local amenities, transport links and excellent schooling options, this apartment is perfectly placed for a wide range of buyers.

The property has been thoughtfully designed and well cared for, with a high standard of finish and new windows throughout. Accessed via a well-maintained communal entrance and staircase, the apartment opens into a welcoming central hallway with useful storage. External with use of the garden and parking to the rear.

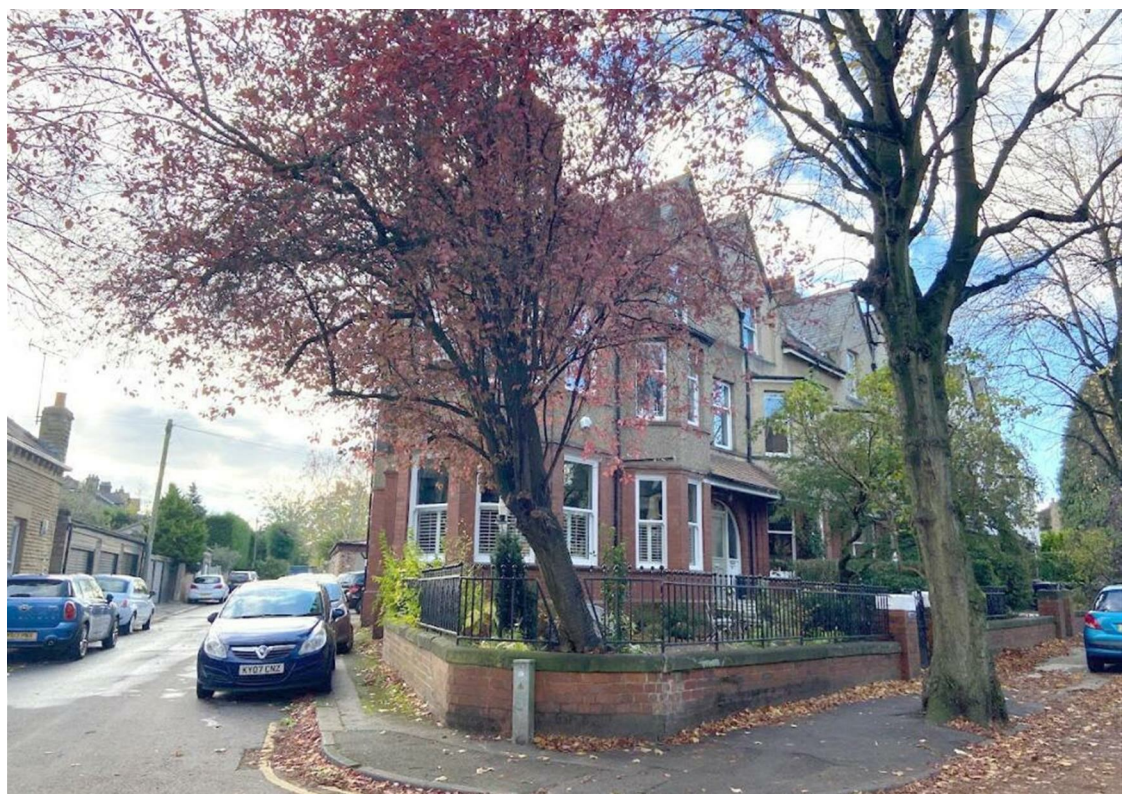
The standout feature is the impressive open-plan kitchen with under floor heating and living space, offering a fantastic area for both relaxing and entertaining. The living area benefits from a feature fireplace and large bay window, creating a bright and spacious room. The modern kitchen has been finished to a high standard with integrated appliances, quality work surfaces and a practical breakfast bar.

Both bedrooms are excellent-sized double rooms, providing versatile accommodation. The luxury three-piece bathroom is finished to a high specification, featuring a walk-in shower, contemporary fittings and underfloor heating. A useful utility cupboard is cleverly incorporated, providing space and plumbing for a utility inc. washer/dryer.

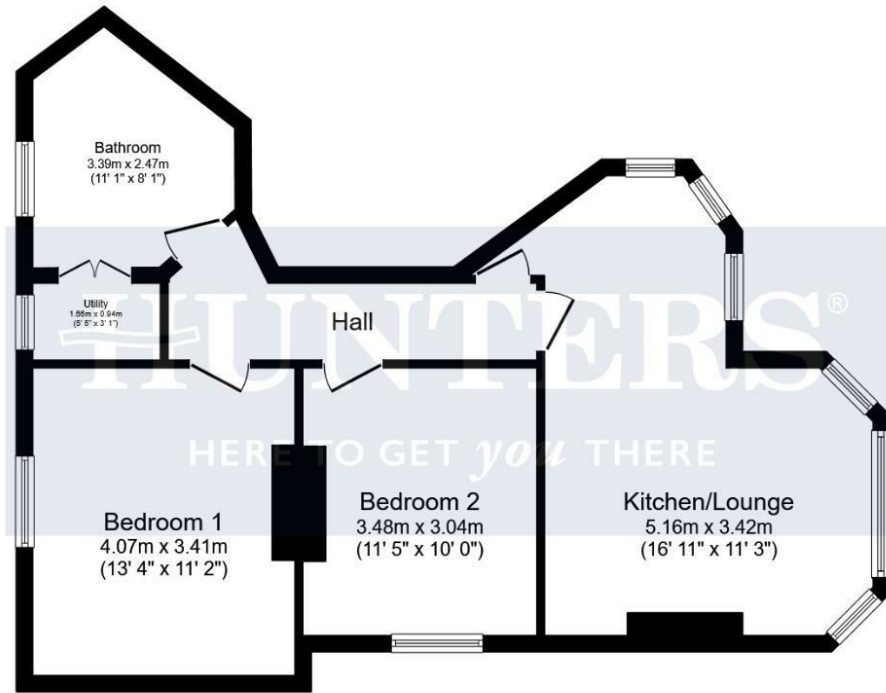
Externally, the property benefits from a well-kept communal garden, attractive period frontage, and parking to the rear of the building - a real benefit for an apartment in this location.

With its combination of period character, modern finish, desirable South-side position and share of freehold, this is a smartly put together apartment offering an excellent opportunity for buyers looking for a low-maintenance home close to Harrogate town centre.





Flat 2, 1 St Marks Avenue, Harrogate, HG2 8AF



Floor Plan

Floor area 60.0 sq.m. (646 sq.ft.)

Total floor area: 60.0 sq.m. (646 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



Viewings

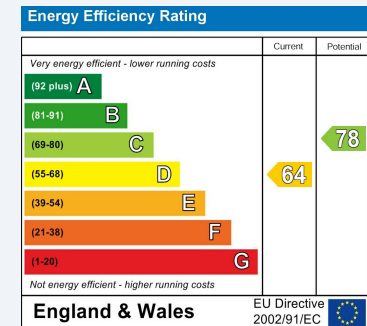
Please contact harrogatelettings@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.

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