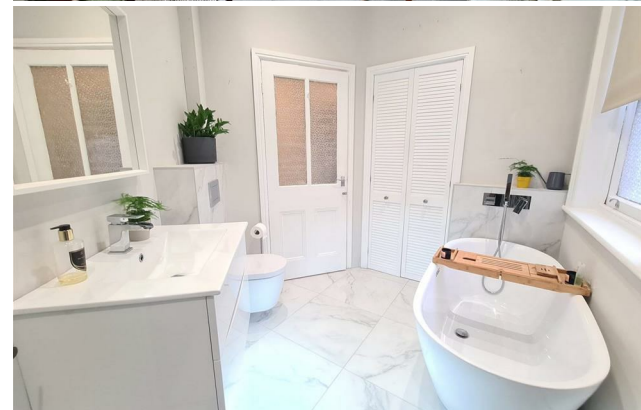




St Marks Avenue, Harrogate

- Immaculately Presented
- Two Double Bedrooms
- Highly Desirable Location
- EPC rating D
- Bay Windows - New Double Glazing Throughout
- Luxury Bathroom
- Allocated off-street Parking

£1,750 Per Month

Tenure:



St Marks Avenue, Harrogate

DESCRIPTION

Immaculately presented first floor apartment which has been modernised to a high standard and located on St Mark's Avenue off Leeds Road. Leeds Road offers a wealth of amenities, including shops, cafes, and parks, all within easy reach. The vibrant town centre is just a short distance away, offering a delightful mix of culture and leisure activities. Enjoy Harrogate's Stray on your doorstep.

Enter a well-presented communal hallway leading upstairs to the property's entrance. The open plan kitchen and living area is the heart of the home with two large bay windows filling the room with natural light. The kitchen itself is a modern shaker style with underfloor heating and white granite work tops and white goods included.

This property offers two spacious double bedrooms, with one offering integrated wardrobes. The luxury bathroom adds a touch of elegance, featuring modern fixtures and fittings that enhance the overall appeal of the apartment. This property also benefits from off-street parking for one vehicle, ensuring convenience and ease for residents.

High specification | First floor apartment | Two Double Bedrooms | New Double Glazing Throughout | Luxury Bathroom | Off street allocated parking | Available August 2026 | EPC Rating D | Council Tax Band A |



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

Council Tax: A



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

Viewing

Please contact our Hunters Harrogate Lettings Office on 01423 877083 if you wish to arrange a viewing appointment for this property or require further information.

Regents House, 13-15 Albert Street, Harrogate, HG1 1JX

Tel: 01423 877083 Email:

harrogatelettings@hunters.com <https://www.hunters.com>



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.

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

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

HUNTERS
HERE TO GET *you* THERE