



## Springfield Avenue, Harrogate, HG1 2HR

- Located on Springfield Avenue in the heart of Harrogate town centre
- Within easy walking distance to Valley Gardens, Oakdale Golf course, Turkish spa, gyms & pools
- Two generously proportioned double bedrooms
- Generous, mature shared gardens with lawn, patio and raised beds
- Plenty of storage with access to a large basement area
- Impressive ground floor apartment extending to approximately 1,600 sq ft
- Separate kitchen with adjoining dining room
- Main bedroom with en suite bathroom
- Private garage, a valuable town centre asset
- Council Tax Band D

**Guide Price £500,000**



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## DESCRIPTION

Located in the heart of Harrogate on Springfield Avenue, this impressive ground floor apartment extends to approximately 1,600 sq ft, offering a well-balanced blend of space, comfort and practicality. Set within a highly desirable town centre position, the property provides generous and versatile accommodation suited to a range of buyers.

The front entrance opens into a spacious hall, with feature fireplace. This leads to two substantial reception rooms, each benefitting from excellent natural light, creating ideal spaces for both everyday living and formal entertaining. The separate dining room leads through to a well-appointed kitchen providing a functional and social setting, thoughtfully arranged to accommodate modern lifestyles while maintaining a clear distinction between cooking and dining spaces.

There are two generously sized double bedrooms. The main bedroom benefits from an en-suite bathroom, while the second bedroom is served by a well-presented bathroom, with separate shower enclosure, ensuring convenience for residents and guests alike.

Externally, the property is complemented by well-maintained, mature gardens with several shared sitting areas, a lawn, raised beds and a courtyard. A private garage adds further practicality, an increasingly valuable feature within the town centre, while a useful shared cellar provides additional storage space.

Combining substantial proportions with a prime setting, this is a distinguished home in one of Harrogate's most sought-after locations, offering the convenience of town centre living alongside the benefit of generous internal and external space.



EPC

Energy rating D

This property produces 8.5 tonnes of CO<sub>2</sub>

Material Information - Harrogate

Tenure Type: Leasehold - 1/6th share of the Freehold

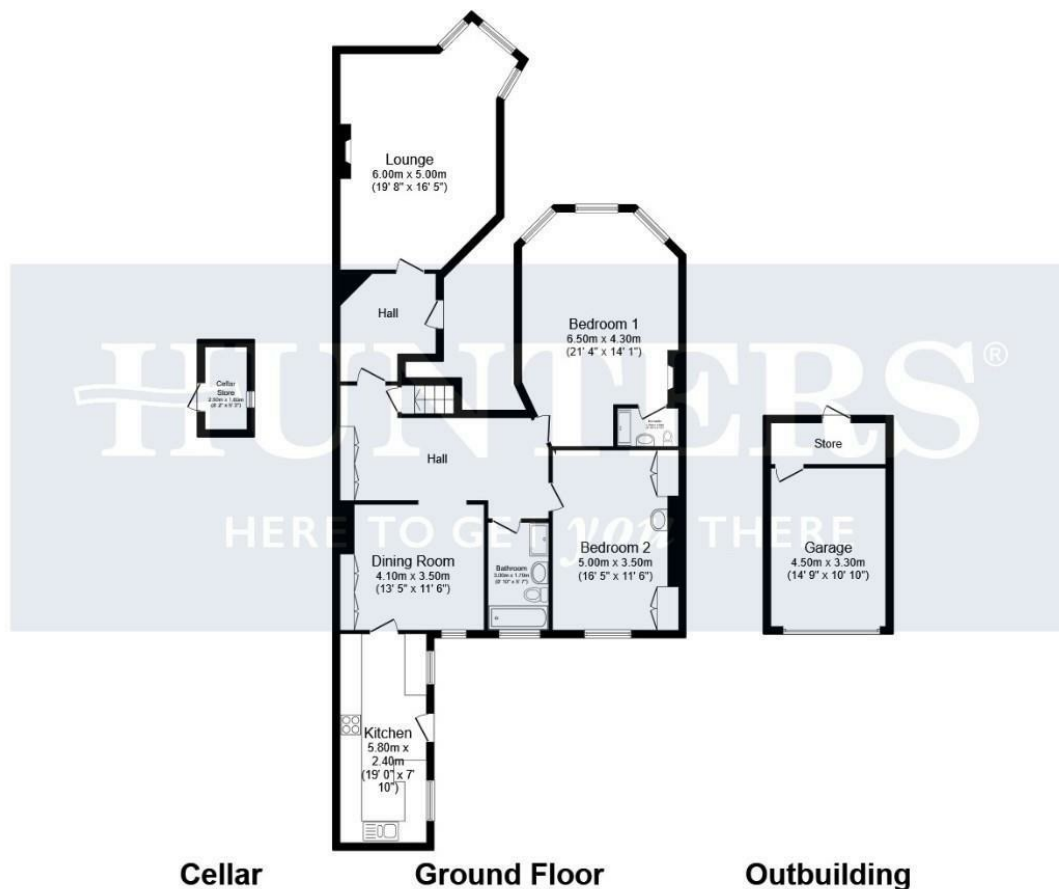
Leasehold Years remaining on lease: 953

Leasehold Annual Service Charge Amount £1,560 (includes water and building insurance)

Leasehold Ground Rent Amount £0

Council Tax Banding: D





Total floor area 150.4 sq.m. (1,619 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

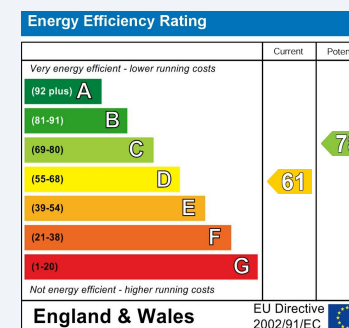
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

