



Flat 1, 2 Langcliffe Avenue, Harrogate

Guide Price £400,000 Leasehold



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A spacious and well presented three bedroom ground floor apartment, occupying the entire ground floor of an attractive period building and enjoying the rare benefit of a large private garden and single garage. The property is situated on a prime tree-lined street, within easy walking distance of Harrogate town centre via the Stray. The generous accommodation includes a large reception room, kitchen, utility, three bedrooms, bathroom and shower room, together with a cellar providing excellent storage space. The apartment is ideally positioned for access to local amenities, well regarded schools and transport links.

AGENTS NOTE

The property is long leasehold, held on a 999-year lease, and includes a 45% share in the management company which owns the freehold.

The current service charge is £100 per calendar month.

There are no restrictions on renting or owning pets.

EPC Rating D.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



GROUND FLOOR

The accommodation opens into a large private entrance hall with internal porch area, providing a welcoming and spacious entrance.

The living room is a generous reception space with bay window overlooking the private garden, offering ample space for both sitting and dining areas.

The kitchen is fitted with a range of wall and base units and includes a gas hob, integrated oven and dishwasher, together with a built-in table and door leading to the rear garden.

There is a separate utility room with fitted units and space and plumbing for a washing machine and tumble dryer.

The accommodation is served by a house bathroom fitted with a white suite comprising WC, washbasin and bath, together with an additional shower room fitted with WC, washbasin and shower.

There are three bedrooms, including a particularly large principal bedroom with windows on two sides overlooking the garden, a further double bedroom and a third bedroom.

CELLAR

A large cellar provides excellent storage space.

OUTSIDE

A particular feature of the property is the generous private garden, laid mainly to lawn with well stocked planted borders and a paved sitting area.

The property also benefits from a single garage.





Total Area: 152.7 m² ... 1644 ft²

All measurements are approximate and for display purposes only.

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