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Flat 1 28 Park Avenue, Harrogate, HG2 9BG
Asking price £450,000

A beautifully presented and spacious ground-floor, two-bedroom apartment, forming part of an attractive period property. Situated in a sought-after residential area overlooking The Oval in Harrogate. Combining charming original features with modern comforts, this delightful home offers generous accommodation, characterful interiors and excellent local amenities.

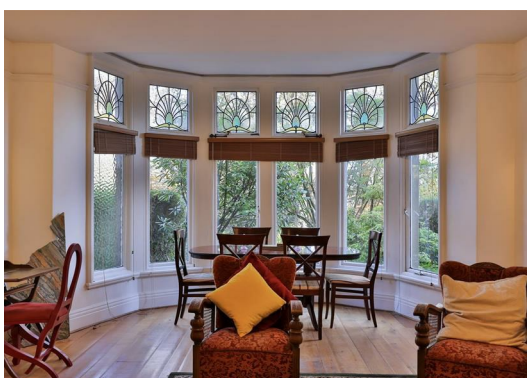
The impressive lounge features a beautiful period fireplace, high ceilings and a stunning curved bay window with Art Deco stained glass, providing an abundance of natural light and ample space for both relaxing and dining.
The modern fitted kitchen offers an excellent range of solid wood units, contrasting black granite worktops, integrated appliances and a central island, providing a practical and stylish space for everyday living.
Both bedrooms are generously proportioned doubles, each benefiting from en-suite facilities. The principal bedroom boasts attractive cast iron period features, stained glass windows and direct access to the garden. A separate WC provides additional convenience.

Externally, the property benefits from front and rear gardens, a garage and useful cellar storage.
Situated on the desirable Park Avenue, the property is conveniently positioned for Harrogate town centre, offering an excellent selection of independent shops, cafés, restaurants and supermarkets. The beautiful Stray, Valley Gardens and RHS Garden Harlow Carr are also within easy reach.
The property is well placed for a number of popular schools, including Harrogate Grammar School, Rossett School, Western Primary School and Rossett Acre Primary School.
Excellent transport links are available from Harrogate and Hornbeam Park railway stations, providing regular services to Leeds and York. Convenient access to the A61 and A59 also makes the location ideal for commuters.

Please call now to discuss further and to arrange a viewing.







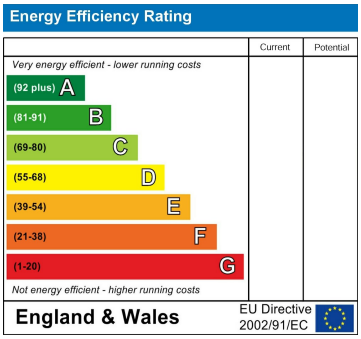
Leasehold Information

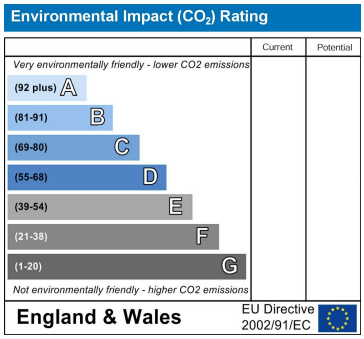
999 years remaining on the lease
Ground rent: £25 per annum
Maintenance charge: £100 per month
Option to purchase the freehold - Please call the agent to discuss

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.











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