



West End Avenue, Harrogate, HG2 9BZ

- Beautifully presented apartment located on West End Avenue
- Finished to a high standard throughout
- Built-in hallway storage providing additional convenience
- Garage included, offering extra storage options
- Early viewing highly recommended
- Ideal purchase for first-time buyers, couples, or investors
- Two generous double bedrooms offering comfortable accommodation
- Main bedroom benefits from fitted wardrobes for ample storage
- Conveniently located close to Harrogate town centre
- Council Tax Band C

Guide Price £250,000



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DESCRIPTION

Located on West End Avenue, this exquisite two double bedroom apartment is a splendid opportunity for first-time buyers or couples seeking a stylish and comfortable home. Finished to a high standard, the property boasts a welcoming reception room that seamlessly combines the lounge and dining area, creating an inviting space for relaxation and entertaining.

The separate kitchen is well-appointed, providing a functional area for culinary pursuits. Both bedrooms are generously sized, with built-in wardrobes in the hallway and the main bedroom, ensuring ample storage for your belongings. The thoughtful design maximises space and light, making the apartment feel both airy and cosy.

In addition to its attractive interior, this property includes the added benefit of a garage, offering extra storage options. The location is particularly advantageous, as it is situated close to Harrogate town centre, allowing easy access to a variety of shops, restaurants, and local amenities.

This apartment presents a wonderful opportunity to enjoy modern living in a vibrant community, making it a must-see for those looking to settle in this delightful area. Don't miss your chance to make this lovely apartment your new home.

EPC

Energy rating C

This property produces 1.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold - Share of Freehold

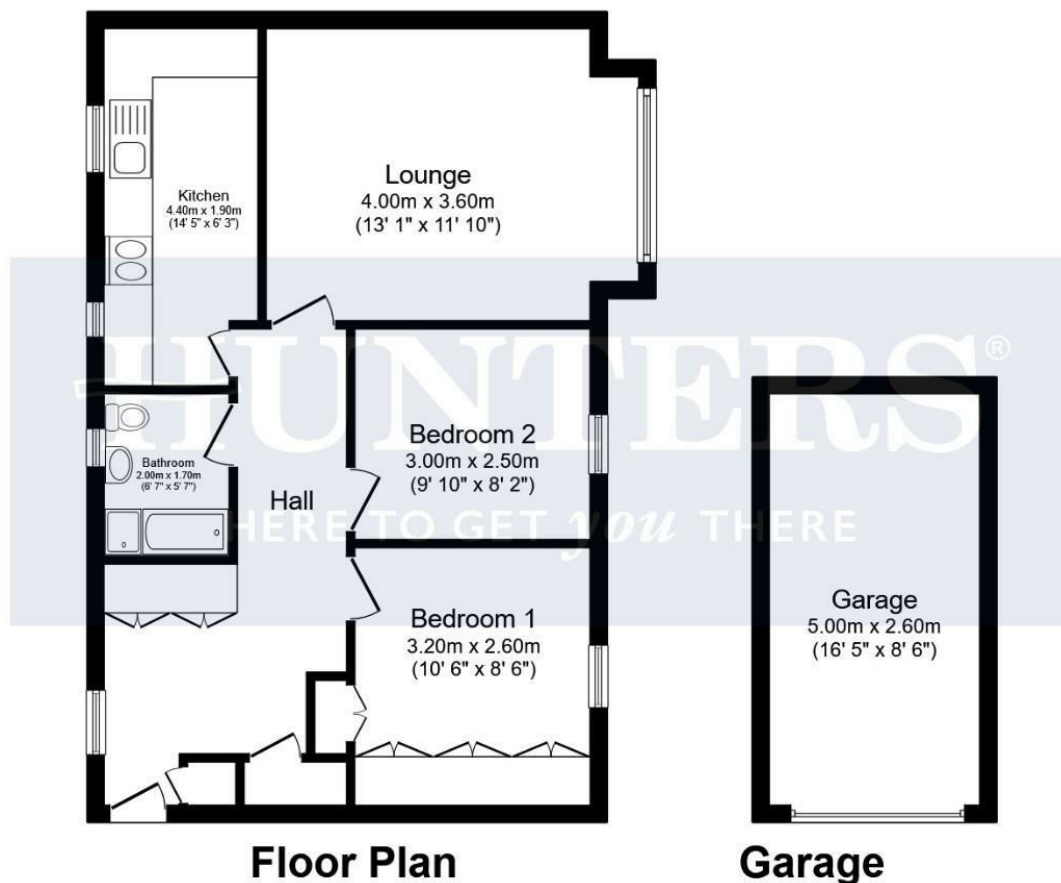
Leasehold Years remaining on lease: 955

Leasehold Annual Service Charge Amount £1,440 - includes water rates, building insurance, window cleaning and maintenance

Council Tax Banding: C





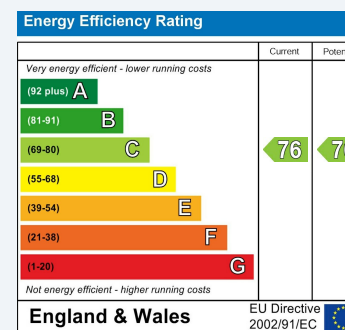


Floor Plan

Garage

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.

Viewings

Please contact 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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