



Apartment 1, 3 Langcliffe Avenue, Harrogate, HG2 8JQ

£475,000

Offers Over



## Apartment 1, 3 Langcliffe Avenue, Harrogate, HG2 8JQ

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A most impressive two-bedroomed ground floor apartment with an attractive south-facing garden, together with a self-contained lower-ground-floor apartment and garage.

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The apartment forms part of this impressive period building on an attractive and sought-after tree-lined avenue. On the ground floor, the beautifully presented apartment has an impressive sitting room with stone fireplace and glazed doors that lead onto the private south-facing gardens. There are two double bedrooms including a master with en-suite shower room, a large dining kitchen and separate utility and an additional shower room. There is separate access to the lower ground floor, where there is a self-contained apartment equipped with bedroom, sitting room, separate kitchen and modern shower room. The property provides flexible accommodation with the lower ground floor having potential to be used as self-contained accommodation for a family member, a home office, or could be used to generate additional income as a holiday let. The apartment has two allocated parking spaces as well as a garage and private lawned garden and patio.

Langcliffe Avenue is situated close to the Stray and town centre and is well served by excellent shops and services.







## **GROUND FLOOR**

### **RECEPTION HALL**

A good-sized reception hall with Karndean flooring, wood panelled wall and fitted cupboard.

### **SITTING ROOM**

A large reception room with high ceiling and attractive ceiling mouldings. Karndean flooring and fireplace with living-flame, remote-controlled fire. Bay window and glazed doors overlooking the private front garden.

### **DINING KITCHEN**

Sitting and dining areas with windows to side. Fitted wall and base units and oak work surfaces. Integrated hob and electric ovens. Space and plumbing for dishwasher and fridge / freezer.



### **UTILITY ROOM**

Space and plumbing for washing machine and tumble dryer. New wall-mounted "combi" boiler and window to rear.

### **BEDROOM 1**

A double bedroom with bay window to side and fitted shutters. Fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

With WC, washbasin and shower. Tiling to walls and floor, heated towel rail.

### **BEDROOM 2**

A further double bedroom with windows to side.



### **SHOWER ROOM**

Modern white suite comprising WC, washbasin and shower. Heated towel rail.

## **LOWER GROUND FLOOR**

A private entrance leads to a self-contained one-bedroom apartment on the lower ground floor. The accommodation comprises –

### **SITTING ROOM**

With window and glazed door to the front.

### **KITCHEN**

Having a range of wall and base units, sink, space and plumbing for appliances. Window to side.

### **BEDROOM AREA**

Space for a double bed and desk. Large storage area of walk-in wardrobe.

### **SHOWER ROOM**

A newly fitted bathroom with WC, washbasin set with in a vanity unit, and shower. Heated towel rail and window.

## **OUTSIDE**

The property has the rare advantage of a private lawned garden with south-facing aspect with paved sitting areas. The property also has the benefit of a garage and off-road parking.



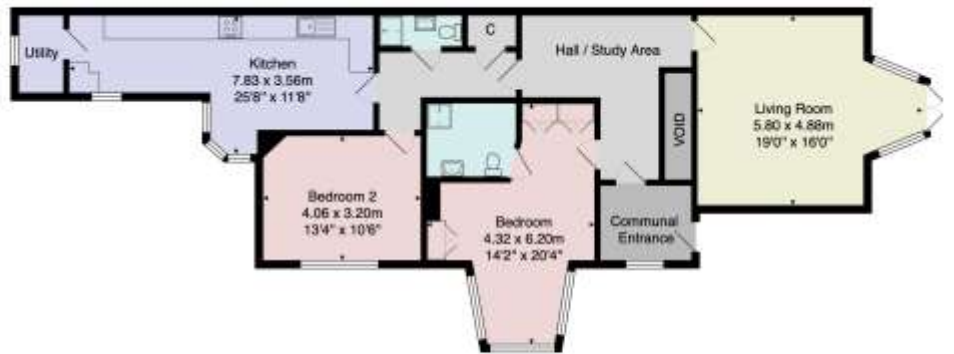
**Tenure** - Leasehold

**Council Tax Band** - C





Lower Ground Floor



Ground Floor

Total Area: 156.9 m<sup>2</sup> ... 1689 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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