



Flat 1, 8 The Avenue, Harrogate, North Yorkshire, HG1 4QD

£195,000

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A stunning two-bedroom ground-floor apartment offering stylish and well-appointed accommodation.

The property is situated in a fashionable and convenient position between Harrogate and Knaresborough, close to Starbeck's railway station and excellent local amenities.

A particular feature of the property is the good-sized private rear garden. Offered for sale with no onward chain.





GROUND FLOOR

LIVING / DINING ROOM

A particularly good-sized room with bay window, central heating radiator and wood flooring. Opening to

KITCHEN

Having a range of matching wall and base units, work surfaces and tiled splashbacks. Integrated appliances.

BEDROOM 1

Window to rear and central heating radiator.

BEDROOM 2

Window to rear and central heating radiator.



BATHROOM

Modern tiling. White suite comprising bath with shower above, washbasin set within a vanity unit with cupboard below, and low-flush WC. Heated towel rail.

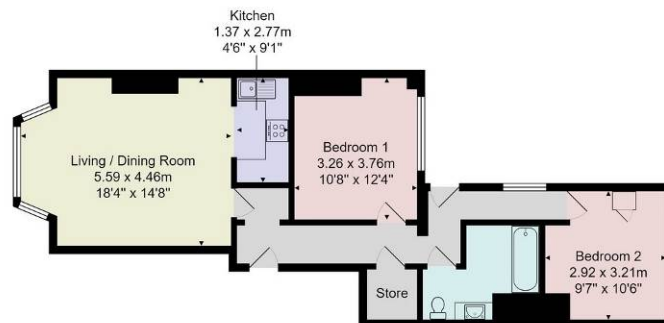
OUTSIDE

Enclosed, paved patio garden with private parking and lawned garden area.

Tenure - Leasehold

Council Tax Band - A





Total Area: 71.9 m² ... 774 ft²

All measurements are approximate and for display purposes only.
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Verity Frearson

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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
63	76	71	76
<small>Very energy efficient - lower running costs</small> <small>(91-100) A</small> <small>(81-90) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-10) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(91-100) A</small> <small>(81-90) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-10) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	