



VERITY  
FREARSON

FLAT 1 RAVENSDALE COURT, 2 SPRING GROVE, HARROGATE, HG1 2HS

GUIDE PRICE £540,000



# FLAT 1 RAVENSDALE COURT, 2 SPRING GROVE,

*Harrogate, HGI 2HS*

**A most impressive two / three-bedroom ground-floor apartment providing spacious accommodation, with private garden, veranda, garage and parking space, situated in this quiet yet convenient location close to Harrogate town centre.**

This elegant apartment forms part of a distinctive Grade II Listed Arts and Craft building dating from 1902, and the internal accommodation has many interesting period features. The generous accommodation comprises a reception hall of grand proportions which leads to the sitting room, modern fitted kitchen with dining area, two bedrooms, bathroom and en-suite shower room.

The property has the rare benefit of a private garden located at the front of the building and has a veranda which is accessed via patio doors from the apartment and provides a covered outdoor sitting area. There is also a single garage and off-road parking space.



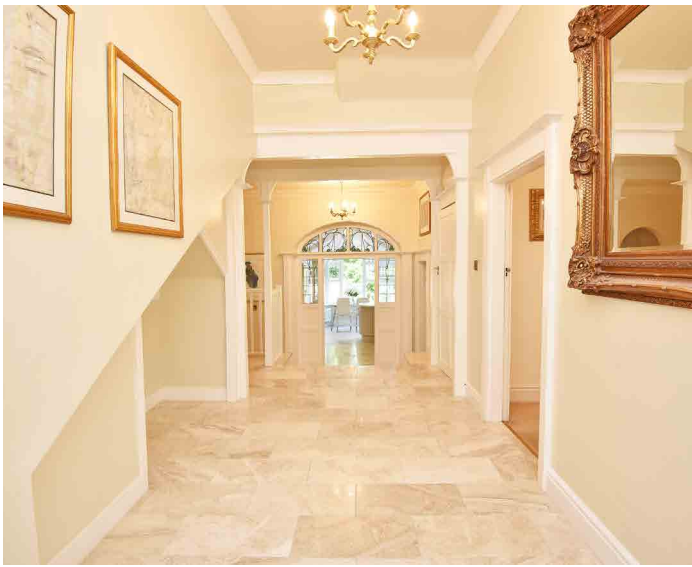
Sitting Room · Dining Room / Bedroom 3 · Kitchen

2 Bedrooms · En-Suite Shower Room · Bathroom · Office / Dressing Room / Utility Room

Off-Road Parking Space · Garage · Veranda Overlooking A Private Lawned Garden











## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

As you enter the property, there is an impressive reception hall with tiled flooring.

#### SITTING ROOM

A large reception room with windows to the front and side. Attractive fireplace with living-flame gas fire.

#### DINING ROOM / BEDROOM 3

A further large reception room, currently used as a dining room that could potentially be used as an additional bedroom, if required. Attractive fireplace with living-flame gas fire. Glazed doors to front lead to the garden and covered sitting area.

#### KITCHEN

A stylish modern, fitted kitchen with a range of wall and base units with electric hob, integrated double oven, and integrated appliances. Dining area with windows to the rear.

#### BEDROOM 1

A large double bedroom with fitted wardrobes.

#### EN-SUITE SHOWER ROOM

A modern white suite comprising WC, washbasin and walk-in shower. Tiled walls and floor and heated towel rail.

#### BEDROOM 2

A double bedroom with fitted wardrobes and windows to side and rear.

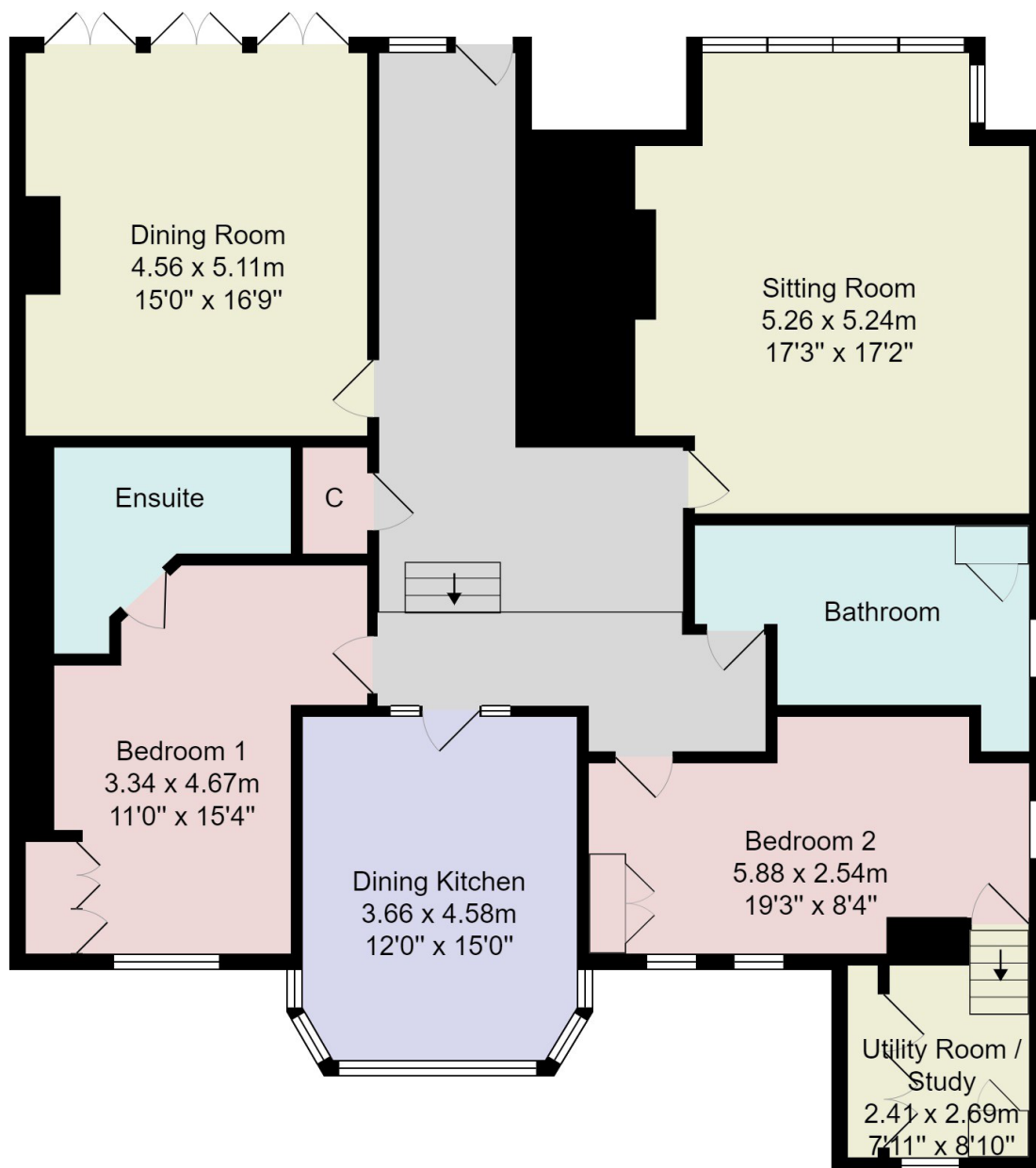
#### OFFICE / DRESSING ROOM / UTILITY

A further room with a variety of potential uses with fitted cupboards and windows to two sides.

#### BATHROOM

A white modern suite comprising WC, washbasin, bath and shower. Tiled walls and floor. Heated towel rail.

# FLOOR PLAN



Total Area: 160.1 m<sup>2</sup> ... 1723 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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### Outside

A veranda provides a covered outdoor sitting area overlooking the attractive lawned private garden at the front. The property also has the benefit of a single garage and parking space.

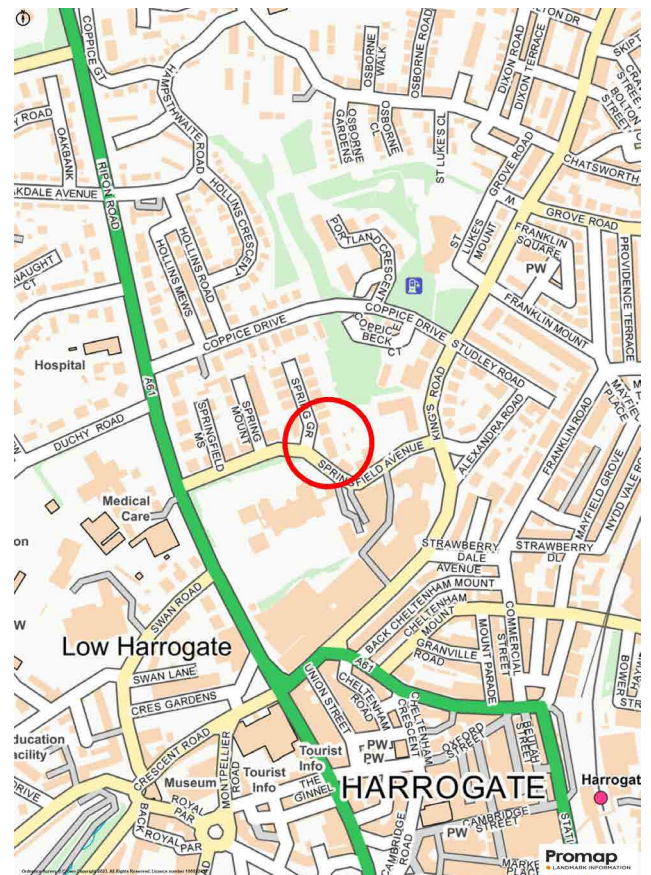
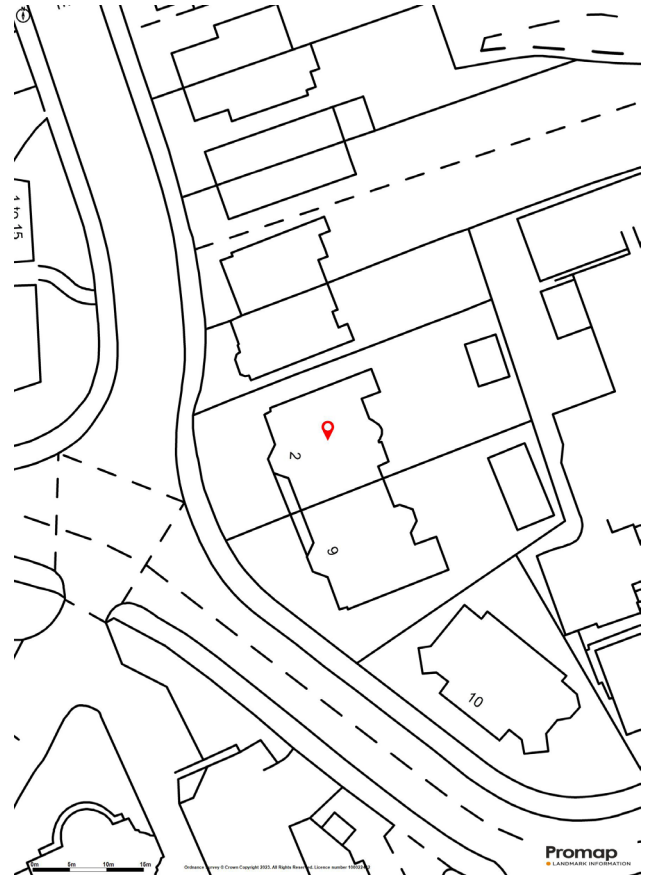
### Services

All mains services connected.

### Tenure

Leasehold. Lease commencement date 1/1/1990, 999 years length of lease. Service charge £100 per month, ground rent £50 per annum.

### Council Tax Band - E



Harrogate

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