



Apt 1, Huntcliffe court, West End Avenue, Harrogate, HG2 9BX

£225,000

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A two bedroom ground floor apartment, situated in this desirable location within walking distance of Harrogate town centre, and close to the famous Harrogate Stray.

The apartment provides well presented accommodation comprising a large reception room together with a well equipped kitchen, two good sized bedrooms and a modern shower room. The property benefits from a single garage.

The property is situated in a desirable location to the south side of Harrogate, well served by excellent local amenities and within easy walking distance of the town centre. Offered for sale with no onward chain.





SITTING ROOM

A good sized reception room with space for sitting and dining areas with windows to 2 sides.

KITCHEN

With a range of fitted wall and base units with gas hob, integrated oven, integrated fridge/freezer, and washing machine.

BEDROOM 1

A large double bedroom.

BEDROOM 2

A further bedroom with fitted wardrobes.

SHOWER ROOM

With WC, basin and shower. Heated towel rail.

OUTSIDE

The property has the benefit of a single garage and use of the residents parking spaces at the rear of the building.

AGENTS NOTE

Lease length 107 years left on 150 year lease.

Service charge £300 per quarter.

Pets - to be confirmed.

Subletting - permitted

Tenure - Leasehold

Council Tax Band - C





Total Area: 64.3 m² ... 692 ft²

All measurements are approximate and for display purposes only.
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