



VERITY  
FREARSON

APARTMENT 2, 11 LANGLIFFE AVENUE, HARROGATE, HG2 8JQ

GUIDE PRICE £375,000

# APARTMENT 2, 11 LANGCLIFFE AVENUE,

*Harrogate, HG2 8JQ*

**A spacious and well-presented two-bedroom first-floor apartment with a large private lawned garden, balcony and allocated parking space, situated in this desirable location on the south side of Harrogate.**

This super property provides generous accommodation comprising a large sitting room, separate dining room, two double bedrooms, modern kitchen and bathroom. The property has the rare benefit of a large private garden situated at the rear of the building, where there is lawn, paved sitting area and shed. There is also direct access from the kitchen to a balcony, which provides an additional outdoor sitting area. The apartment has the benefit of an allocated parking space.

Langcliffe Avenue is a desirable tree-lined residential street located on the south side of Harrogate, well served by local amenities, close to the famous Harrogate Stray and within easy walking distance of the town centre. Offered for sale with no onward chain.



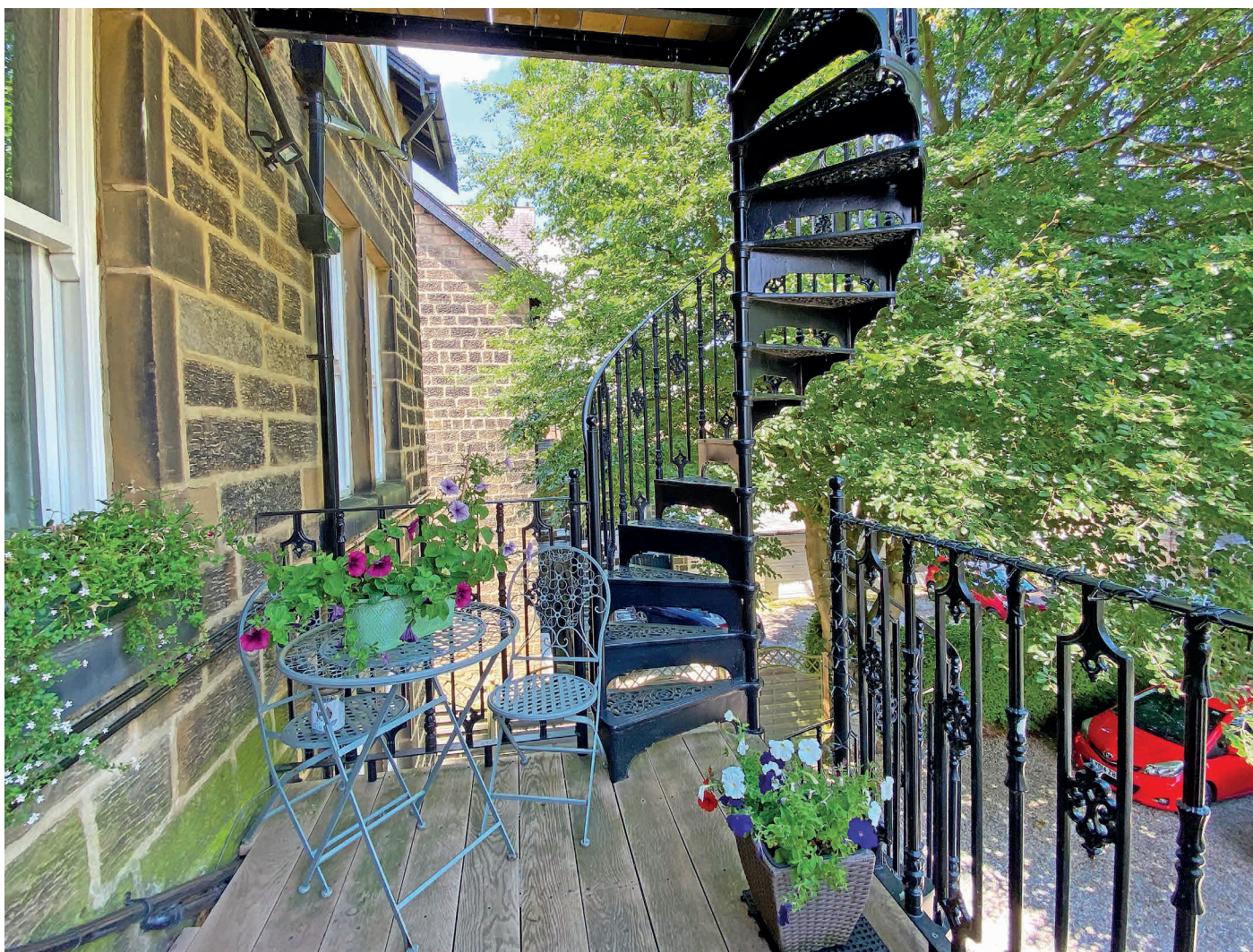
2 Reception Rooms · Kitchen · Balcony

2 Bedrooms · Bathroom

Allocated Off-Road Parking · Large Lawned Garden







## ACCOMMODATION

### FIRST FLOOR RECEPTION HALL

#### SITTING ROOM

A large reception room with windows to the front and side and an attractive fireplace.

#### DINING ROOM

A further reception room providing a dining area. Fitted cupboard.

#### KITCHEN

With a range of fitted units with island and breakfast bar. Undercounted fridge and freezer, gas hob and integrated double ovens. A door leads to the **BALCONY**.

### BEDROOM 1

A double bedroom with ornamental fireplace.

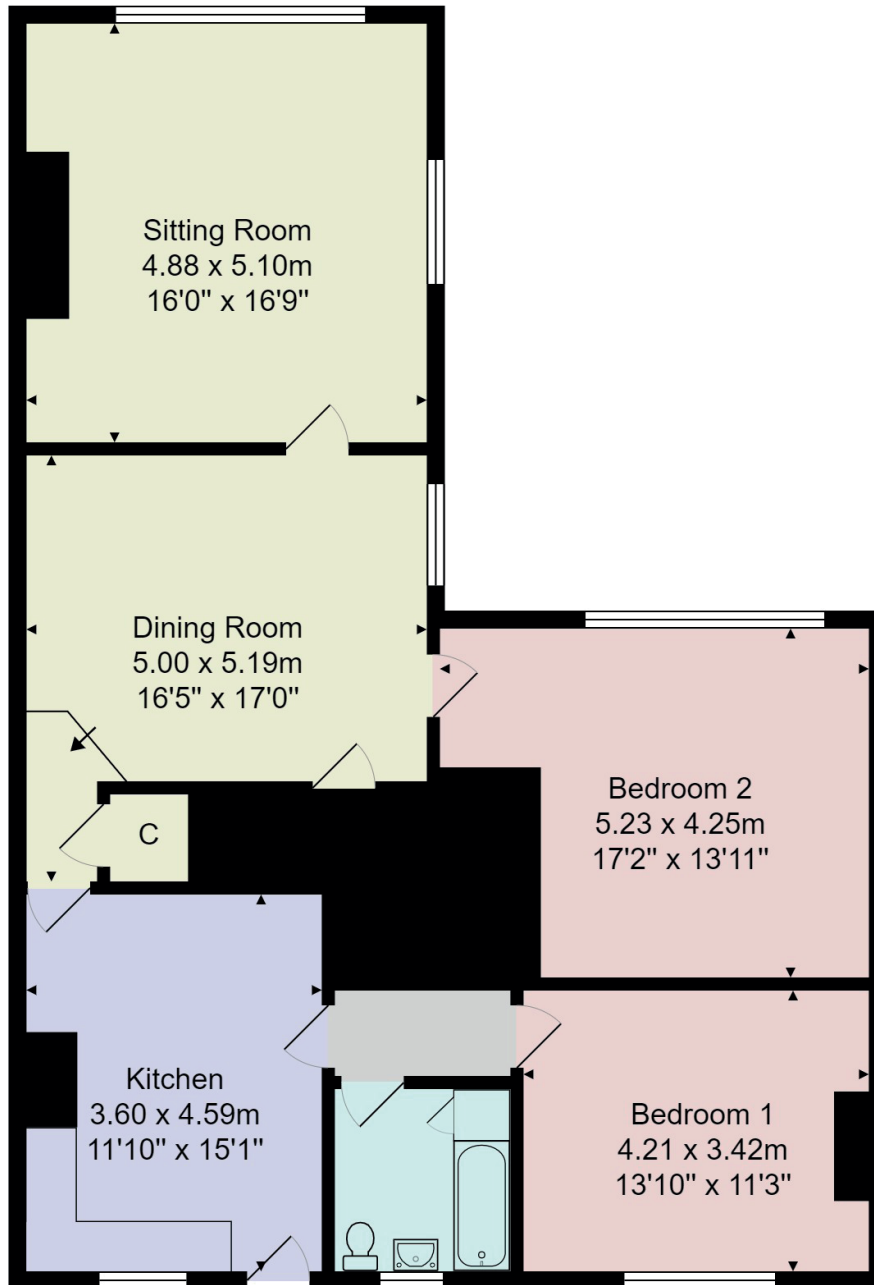
### BEDROOM 2

A double bedroom with ornamental fireplace.

### BATHROOM

A white suite comprising WC, washbasin and bath with shower above. Fitted cupboard.

# FLOOR PLAN



Total Area: 107.1 m<sup>2</sup> ... 1153 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

The property has a large and attractive private garden with lawn and paved sitting area and a large timber garden shed. There is also a balcony which provides a sitting area and is accessed directly from the kitchen. The apartment has the benefit of an allocated off-road parking space.

### Services

All mains services connected.

### Tenure

The apartment is long leasehold.

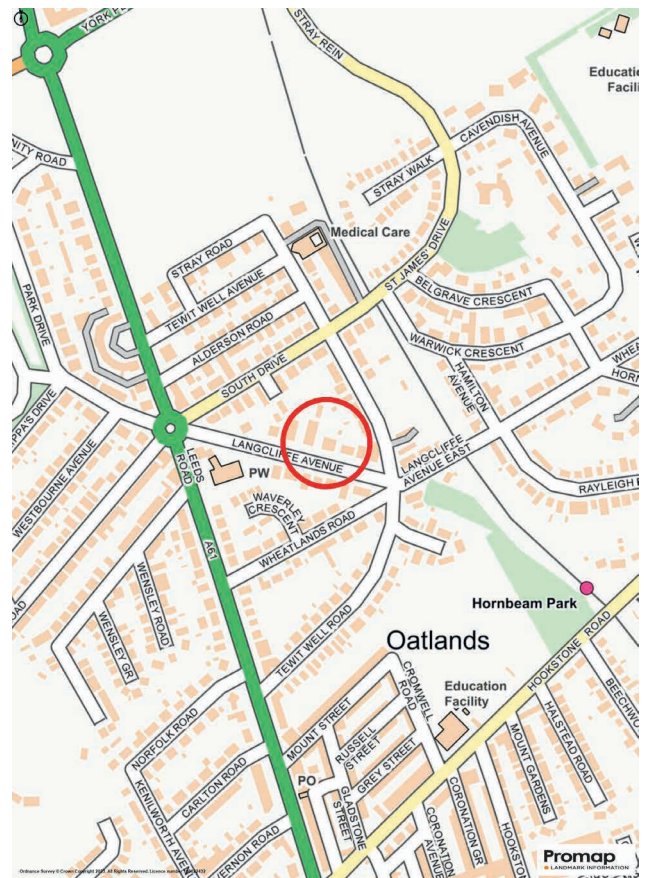
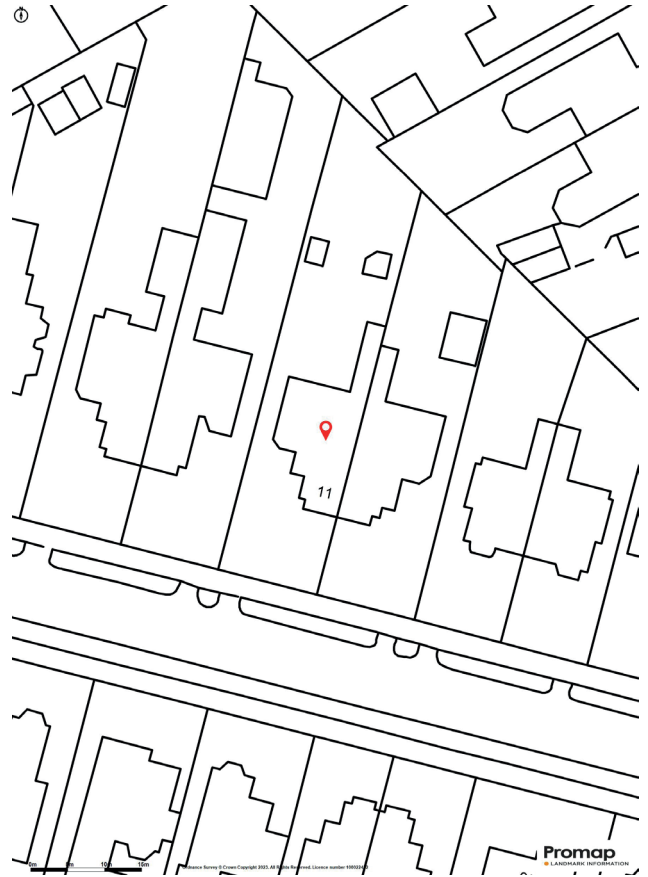
Costs for running the building are paid on an as and when basis and the ground rent is £50 pa.

Subletting is permitted and pets are permitted.

### Agents Note

Gas boiler installed in 2018 and is covered by warranty. Smoke/fire detection system goes across all the building.

### Council Tax Band - C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	82
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
63	

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