

VERITY
FREARSON

THE HARROGATE ESTATE AGENT

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7a Springfield Avenue, Harrogate, North Yorkshire, HG1 2HR

£295,000

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

THE HOME OF PROPERTY
• SINCE •
1921

7a Springfield Avenue, Harrogate, North Yorkshire, HG1 2HR

A very spacious and well-presented two / three-bedroom first-floor apartment with private entrance, roof terrace and garage, forming part of this attractive period building situated in a most convenient location within a few minutes' walk of Harrogate town centre.

This impressive apartment extends to over 1,300 square feet and provides generous and flexible accommodation comprising a stylish fitted kitchen, modern bathroom, two double bedrooms and two reception rooms (one of which could be used as a third bedroom, if required). The apartment has the benefit of a private outdoor sitting area which is accessed directly from the apartment, and there is an additional shared roof terrace for the use of all residents in the building. The apartment also has the benefit of half a double garage which provides parking for one vehicle.

Springfield Avenue is a quiet position yet within a few minutes' walk of the centre of Harrogate, where there is a wide range of shops, bars and restaurants on offer, and is within easy walking distance of Harrogate's bus and railway stations.





FIRST FLOOR

SITTING ROOM

An attractive reception room with fireplace and bay window. Potential to use this room as a third bedroom if required.

LIVING / DINING ROOM

A further large reception room with window to side.

KITCHEN

With a range of fitted wall and base units with granite worktops, island and breakfast bar. Electric hob, integrated double oven and fridge/freezer. Utility cupboard with space and plumbing for washing machine and tumble dryer.

BEDROOM 1

A large double bedroom with fitted wardrobes and windows to 2 sides.

BEDROOM 2

A further double bedroom.

BATHROOM

A white suite comprising WC, washbasin set within a vanity unit, bath and separate shower.

OUTSIDE

The property has the rare benefit of a private outdoor sitting area accessed directly from the apartment. There is a further shared roof terrace, providing additional outdoor space for the use of all the apartments in the building. The apartment also has half a double garage, providing parking for one vehicle. Further parking is available on the street with a council permit for residents on Springfield Avenue.

TENURE

The property is Long Leasehold. No monthly service charge but costs are split three ways between the flats in the building, as and when required.

Council Tax Band - D





Total Area: 129.8 m² ... 1397 ft²

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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