



Flat 2 Southlands, Springfield Avenue, Harrogate, HG1 2HR

£250,000

Offers Over

## Flat 2 Southlands, Springfield Avenue, Harrogate, HG1 2HR

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A spacious and very well-presented two-bedroom first floor apartment situated in this extremely convenient location within a few minutes' walk of Harrogate town centre.

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The apartment forms part of this attractive period property and offers particularly generous accommodation comprising two large double bedrooms, together with a generous reception room and a modern kitchen with dining area and a modern bathroom. The property is appointed to a good standard with modern fittings yet benefits from having the attractive period features of the building.

This individual apartment is situated in a most convenient location, being within a few minutes walk of Harrogate town centre where there is an excellent range of amenities on offer. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **COMMUNAL ENTRANCE HALL**

A well-presented communal hallway leads upstairs to the apartment's entrance on the first floor.

### **FIRST FLOOR**

#### **SITTING ROOM**

A spacious reception room with a feature fireplace and window to side.

#### **KITCHEN**

With a range of fitted wall and base units with gas hob, integrated oven, dishwasher, and space for appliances.

#### **BEDROOM 1**

A large double bedroom with fitted wardrobes and attractive fireplace.

#### **BATHROOM**

A white suite comprising washbasin, free-standing bath and shower. Tiled floor, heated towel rail and built-in cupboard.

#### **SEPARATE WC**

#### **BEDROOM 2**

A double bedroom with feature fireplace and fitted wardrobes.

#### **OUTSIDE**

To the front of the property there is a private patio that belongs to Flat 2. On-street parking with residents' permit. The property has the benefit of a storage cupboard situated at the top of the communal stairs.

#### **AGENT'S NOTE**

The property is leasehold, having an original lease of 150 years from 1983.

There are three flats within the building and buildings insurance is split three ways.

The freehold of the building is owned by the owner of the ground floor flat.

Subletting / renting is permitted.

Pets are permitted.

#### **Council Tax Band - B**





Total Area: 96.9 m<sup>2</sup> ... 1043 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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