



3 Bartle Avenue, Harrogate, North Yorkshire, HG1 5FL

£290,000

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A fantastic opportunity to purchase a spacious four-bedroom apartment with private entrance, parking and integral garage, situated in this fashionable and convenient location well served by local amenities and close to the town centre.

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This individual property provides generous and flexible accommodation. On the ground floor there is a private entrance which leads to the reception hallway, which provides access to the integral garage, downstairs, fourth bedroom, cloakroom and utility room. Stairs lead to the second floor, where there is a stunning open-plan living area and kitchen, together with three further bedrooms, modern bathroom and ensuite, shower room. This impressive apartment offers generous and individual space, and an early inspection is strongly recommended to appreciate the versatile accommodation on offer.

Bartle Avenue is a quiet backwater situated just off King's Road and is well served by excellent local amenities, including a parade of shops and is within easy walking distance of Harrogate town centre, where there is a range of excellent amenities on offer, including bars, restaurants, and Harrogate railway station. Offered for sale with no onward chain.





## **GROUND FLOOR**

### **ENTRANCE HALL**

A spacious reception hallway with access to the integral garage.

### **BEDROOM / STUDY**

A useful workspace or fourth bedroom with fitted cupboard and window.

### **UTILITY ROOM**

With fitted units, worktop and sink. Space and plumbing for washing machine.

### **CLOAKROOM**

With WC and washbasin.



## **SECOND FLOOR**

### **LIVING AREA AND KITCHEN**

A stunning open-plan living space with sitting and dining areas and skylight windows. The stylish kitchen comprises a range of modern fitted units. Fully integrated appliances including electric hob, integrated oven, integrated dishwasher and fridge / freezer.

### **BEDROOMS**

There are three bedrooms on the second floor, including the main bedroom which has an en-suite shower room.

### **EN-SUITE ROOM**

A modern white suite with WC, washbasin and shower.



### **BATHROOM**

White modern suite with WC, washbasin, bathroom with shower above.

### **OUTSIDE**

A drive provides parking and leads to an integral single garage with electrically operated door, light and power. The garage is fitted with modern storage cupboards / worktops and electric car charging point. Small outside area to the front where it is possible to have an outdoor sitting area.



### **AGENT'S NOTE**

The lease was granted 13/02/2018 for 999 years  
Service fees covering buildings insurance, accountancy and repairs this year were £350 pa  
The property has the benefit of a burglar alarm

**Council Tax Band - E**



Total Area: 141.8 m<sup>2</sup> ... 1526 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. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			