



2 Ravensdale Court, 2 Spring Grove, Harrogate, HG1 2HS

**£495,000**

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A spacious and well-presented first-floor apartment providing generous and flexible accommodation, situated in this convenient town-centre position.

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The generous accommodation comprises a large reception room, together with a fitted kitchen with space for dining area. There is also a utility room and fitted storage. There are three large bedrooms, including one room which could be used as an additional reception room, if required. There is also a modern newly fitted bathroom and en-suite shower room.

The property has the benefit of a garage and parking space and is situated in this most convenient central position within a few minutes' walk of the centre of Harrogate, where there is an excellent range of amenities on offer including the railway station. Offered for sale with no onward chain.





## **FIRST FLOOR**

### **SITTING ROOM**

A spacious reception room with feature fireplace and electric fire.

### **DINING KITCHEN**

With space for a dining table. The kitchen comprises a range of fitted units with electric hob and integrated oven. Utility cupboard with space and plumbing for a washing machine.

### **BEDROOM 1**

A large double bedroom with en-suite shower room and fitted wardrobes.

### **EN-SUITE SHOWER ROOM**

A white modern suite comprising WC, washbasin set within a vanity unit, and large walk-in shower.

### **BEDROOM 2**

A further good-sized bedroom.

### **BEDROOM 3**

A further double bedroom or reception room.

### **BATHROOM**

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

### **OUTSIDE**

The property has the benefit of a garage and parking space.

**Tenure** - Leasehold

**Council Tax Band** - F

### **Agents Note**

The property is long leasehold, having an original lease of over 900 years. A ground rent of £100 per annum is payable.

Subletting/renting is permitted.

Pets are permitted.



Total Area: 148.0 m<sup>2</sup> ... 1593 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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