



Flat 1, 9 Springfield Avenue, Harrogate, North Yorkshire, HG1 2HR

**£500,000**



## Flat 1, 9 Springfield Avenue, Harrogate, North Yorkshire, HG1 2HR

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A stunning three-bedroom apartment offering very generous and well-appointed accommodation occupying the whole of the ground floor of this superb period property.

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This individual apartment has been extensively modernised over the years to an exceptional standard and an internal viewing is strongly recommended, to appreciate the overall size and calibre of this attractive home. A particular feature to the property is the delightful veranda off the kitchen, leading to the private gardens at the front.

Springfield Avenue is a very fashionable position just off King's Road, within walking distance of a range of excellent local amenities, popular bars, restaurants shops and Harrogate town centre. The property is sure to appeal to a wide range of buyers.







This charming property exudes character featuring beautifully preserved period details incorporated in the generously proportioned rooms. High ceilings and elevated bedrooms and bathrooms enhance the feeling of light and space, while original features add timeless elegance. The accommodation comprises :

#### **ENTRANCE HALL**

A generously sized and welcoming entrance hall featuring an attractive ornamental fireplace with cast-iron inset, complemented by a large, useful storage cupboard, radiator, and telephone point.

#### **LOUNGE**

A spacious, light-filled room with high ceilings offering both comfort and character. It features wide, front-facing windows and an additional side window. There is a charming feature fireplace with a cast-iron inset, a cozy window seat, telephone point and two radiators.

#### **DINING KITCHEN**

An impressive and spacious dining kitchen featuring an ornate fireplace with living-flame gas fire and patio doors opening onto a terrace and private garden. Finished with tiled flooring and high-quality fitted units, including a floor to ceiling cupboard. The central island has an oven and a four-burner electric hob, other appliances include integrated dishwasher, integrated washer / dryer, American-style fridge freezer and a radiator.

#### **ELEVATED BEDROOMS AND BATHROOMS**

##### **BEDROOM 1**

A generously proportioned, carpeted master bedroom featuring an attractive, ornate fireplace and a large rear-facing window fitted with high-quality secondary double glazing. The bedroom also features a double-rail wardrobe, television point, and radiator.

##### **BEDROOM 2**

A further well-proportioned double, carpeted bedroom featuring an en-suite bathroom. The room also benefits from 2 useful storage cupboards, television point, and radiator.

##### **EN-SUITE BATHROOM**

Finished to a high standard with luxury fixtures and fittings, including a glazed corner shower cubicle, bath, WC and washbasin, complemented by tiled flooring, a heated towel rail and ambient low-level lighting.

##### **DINING ROOM / BEDROOM 3**

A flexible and well-proportioned space, ideal for use as a dining room or third bedroom, with carpeted flooring, glazed windows to three sides and two radiators.

##### **LUXURY HOUSE BATHROOM**

Stylishly appointed with tiled flooring and contemporary fittings, including a bath, glazed corner shower cubicle, WC and washbasin, plus a heated towel rail and extractor fan.

#### **OUTSIDE**

The property boasts a private lawned garden at the front, complemented by a covered terrace extending from the kitchen—perfect for outdoor dining and relaxation. At the rear, a garage is accompanied by additional parking directly in front, offering both convenience and practicality.

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

Long lease  
No pets allowed  
Service charge £140pcm

**Tenure** - Leasehold

**Council Tax Band** - D





Total Area: 164.8 m<sup>2</sup> ... 1773 ft<sup>2</sup> (excluding verandah)  
 All measurements are approximate and for display purposes only.  
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## Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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