



LANGCLIFFE AVENUE, HARROGATE HG2

NORTH
RESIDENTIAL

An impressive home boasting a fantastic position in the heart of Harrogate.

An impressive Edwardian family home boasting an abundance of charm and character throughout, with high ceilings, original period features and a phenomenal and larger than average corner plot - perfectly placed in the heart of Harrogate.

Formally two apartments and being sold as one, the property offers bright and versatile accommodation over three floors, and perfectly positioned within its large plot, along with two driveways and detached double garage.

With its spacious rooms, beautiful original features, and development potential, this property is perfect for somebody seeking a home that caters to both their current needs and future possibilities.



Tenure
Freehold

Local Authority
NYCC

Council Tax Band
Band D

EPC
D





Property Description

Occupying a prominent position on one of Harrogate's most popular tree lined avenues and within level walking distance of Harrogate's famous Stray, the town centre, excellent local shops, transport links and Hornbeam railway station – giving easy access to Leeds and York.

Currently two, two/ three bedroom apartments, over 3 floors and in brief consist of;

Ground floor apartment

- Two double bedrooms
- Sitting room with large bay window and feature fire surround and gas inset fire
- Kitchen with access to the rear
- Utility room
- Home office/ bedroom three
- House bathroom

2nd floor apartment

- Two double bedrooms one with en suite shower room
- Generous single bedroom
- Dining/ kitchen with separate utility
- Study
- House bathroom
- 2nd floor – a generous attic room with windows and excellent head height, currently used as bedroom 4.

Situated within its stunning plot with two driveways and double garage. This garden is a perfect place to enjoy the sun and entertain with friends and family.





Location (HG2 8JQ)

Langcliffe Avenue is situated in a prime location in Harrogate, it is within walking distance of the Stray and the town centre; a beautiful Spa town which has been crowned the happiest place to live in England on several occasions; with its healing mineral waters, excellent shopping facilities, excellent private and state schools, beautiful parks and the famous Bettys Cafe Tea Room. The property benefits from easy access to the business centres of Leeds, Bradford and York. The railway station connects with mainline station in Leeds and York and provides frequent services to London Kings Cross and Edinburgh. The A1(M) is 8 miles away and Leeds Bradford Airport is 13 miles.

Services

We are advised, all mains services are connected to the property. Gas fired central heating.

Viewings: Strictly through NORTH Residential Harrogate.





Total Area: 315.0 m² ... 3391 ft²
 All measurements are approximate and for display purposes only

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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