



19c Victoria Avenue, Harrogate, North Yorkshire, HG1 5RD

£445,000

Offers Over

19c Victoria Avenue, Harrogate, North Yorkshire, HG1 5RD

A stylish and very well-presented two / three-bedroom first-floor apartment with parking and garage in this very convenient town-centre location.

This impressive apartment comprises the entire first floor of this imposing period property and had been updated to a high standard in recent years, having the benefit of a high-quality kitchen, bathrooms and modern boiler. The generous accommodation comprises a large sitting room with bay window, separate dining room / bedroom 3, a stylish fitted kitchen and bathroom, two double bedrooms and modern en-suite shower room. The property has the advantage of a single garage with electric up-and-over door, parking, plus permit parking is available on-street.

Victoria Avenue is a desirable tree-lined avenue located in central Harrogate. It is a quiet position, yet within just a few minutes' level walk of all of the town's amenities including the bus and railway station as well as the many shops, bars and restaurants.





FIRST FLOOR RECEPTION HALL

Central heating radiator.

SITTING ROOM

A large reception room with bay window to front and two central heating radiators. Attractive fireplace with living-flame gas fire. Space for sitting and dining areas. Double doors lead to -

DINING ROOM / BEDROOM 3

A further reception room or bedroom with window to front and central heating radiator.

KITCHEN

Having a range of high-quality wall and base units with granite work surfaces and breakfast bar. Gas hob with extractor hood above, integrated electric oven, microwave and warming drawer, integrated dishwasher, fridge and freezer, and plumbing for concealed washing machine. Central heating radiator and window to side.



BEDROOM 1

A double bedroom with windows to rear and side, central heating radiator. Fitted wardrobes.

Steps lead to -

EN-SUITE SHOWER ROOM

A white suite comprising low-flush WC, washbasin set within a vanity unit, and walk-in shower. Central heating radiator and window to side.

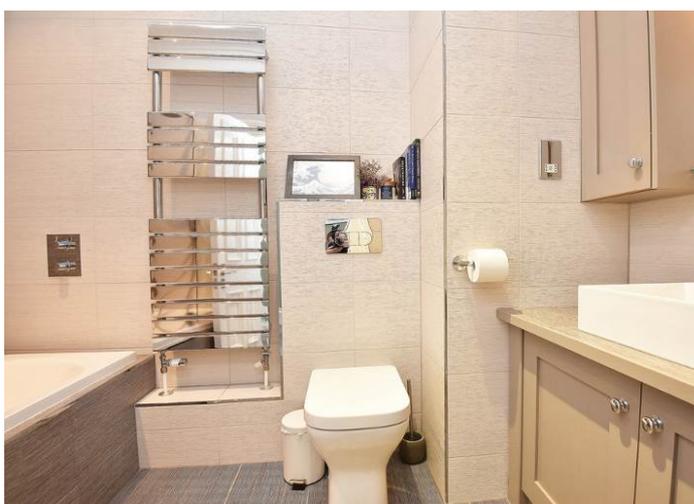


BEDROOM 2

A further double bedroom with window to rear and central heating radiator. Fitted wardrobes.

BATHROOM

A modern white suite comprising low-flush WC, washbasin with storage below and bath with shower above. Heated towel rail.



OUTSIDE

The property has the advantage of a single garage situated at the rear of the building, with power and light. There is a parking space in front of the garage, together with a residents' parking permit.

AGENT'S NOTES

Gas central heating system.

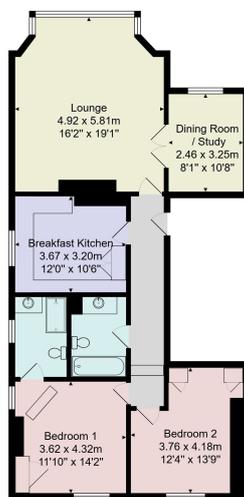
Leasehold with original term 999 years with share of the freehold.

Service charge £150 pcm.

No subletting / renting permitted and no holiday lets.

Pets permitted.

Council Tax Band - E



Total Area: 95.8 m² ... 1031 ft²

All measurements are approximate and for display purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			