



Apt 3 Springfield Court, Springfield Avenue, Harrogate, HG1 2HR

£320,000

## Apt 3 Springfield Court, Springfield Avenue, Harrogate, HG1 2HR

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A stunning two-bedroom ground-floor apartment with car parking space and two private outdoor sitting areas, forming part of this sought-after new development within the heart of Harrogate town centre.

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This impressive, modern apartment provides high-quality accommodation comprising a superb open-plan living area and kitchen, with glazed doors leading to a private sitting area. There are two good-sized double bedrooms, each with fitted wardrobes and en-suite bathrooms. There is also a cloakroom with WC and utility room. The property is appointed to a high standard with modern fittings and decoration throughout and the benefit of a Wi-Fi-enabled heating system.

This excellent apartment occupies a bright and airy position within this popular gated development, which is situated in the heart of Harrogate town centre, within a few minutes' walk of the town's many varied amenities and the railway station. Offered for sale with no onward chain.





## **GROUND FLOOR ENTRANCE HALL**

### **LIVING KITCHEN**

An impressive open-plan living space with sitting and dining areas and glazed doors leading to a private patio. The stylish kitchen comprises a range of modern fitted units with induction hob, integrated oven, fridge / freezer and dishwasher.

### **BEDROOM 1**

A large double bedroom with fitted wardrobes and glazed doors leading to a sun terrace.

### **EN-SUITE BATHROOM**

A modern white suite comprising WC, washbasin set within a vanity unit, and bath with shower above. Heated towel rail with timer, built-in vanity cupboard with mirror door and tiled walls and floor with under-floor heating.

### **BEDROOM 2**

A double bedroom with fitted wardrobes.

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

A modern white suite comprising WC, washbasin set with vanity unit, and shower. Tiled walls and floor with under-floor heating and automatic lighting. Fitted vanity cupboard with mirrored door. Heated towel rail with timer.



### **CLOAKROOM**

A useful additional WC with washbasin.

### **UTILITY ROOM**

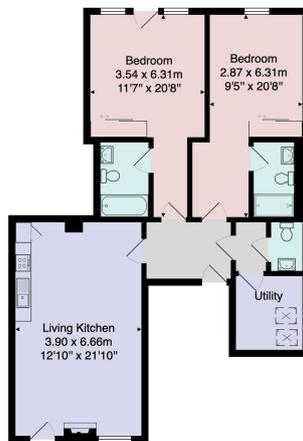
With fitted cupboards, worktop and space and plumbing for washing machine and tumble dryer.

### **OUTSIDE**

The property has the benefit of two outdoor patios providing attractive private sitting areas. The apartment also has the benefit of an allocated car parking space.

**Tenure - Leasehold**





Total Area: 80.4 m<sup>2</sup> ... 866 ft<sup>2</sup>  
 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+)	A		
(81-91)	B		84
(69-80)	C	78	
(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			