



Flat 1, 2 Langcliffe Avenue, Harrogate, North Yorkshire, HG2 8JQ

£460,000

Offers Over

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THREE-BEDROOM GROUND-FLOOR APARTMENT | ENTIRE GROUND FLOOR OF PERIOD BUILDING | PRIVATE GARDEN AND GARAGE | PRIME TREE-LINED STREET | WALKING DISTANCE TO HARROGATE TOWN CENTRE VIA THE STRAY

This spacious and well-presented three bedroom apartment occupies the entire ground floor of an attractive period property, situated on one of Harrogate's most desirable tree-lined streets. The property offers generous accommodation and boasts the rare advantage of a large private garden and a single garage.

Positioned in a prime location just a short walk across the Stray to Harrogate town centre, the apartment is ideally situated for easy access to excellent local amenities, schools, and transport links.





GROUND FLOOR

ENTRANCE HALL

Large, private and spacious hallway with internal porch area.

LIVING ROOM

A large reception room with bay window overlooking the private garden. Space for both sitting and dining areas.

KITCHEN

Fitted with a range of wall and base units and integrated table. Appliances include gas hob, integrated oven, and dishwasher. Rear entrance door.



UTILITY ROOM

With fitted units and space / plumbing for washing machine and tumble dryer.

BATHROOM

A white suite comprising WC, washbasin, and bath.

SHOWER ROOM

A further suite comprising WC, washbasin, and shower.

BEDROOM 1

An impressive large double bedroom with windows on two sides overlooking the garden.

BEDROOM 2

A double bedroom with window to the side.

BEDROOM 3

A further bedroom.

CELLAR

A large cellar providing excellent storage space.

OUTSIDE

The property benefits from a generous private garden with lawn, well-stocked planted borders, and a paved sitting area. There is also a single garage.

AGENT'S NOTES

The property is long leasehold, held on a 999-year lease, and includes a 45% share in the management company, which owns the freehold.

Service charge: £100 per month

There are no restrictions on renting or owning pets.

Council Tax Band - D





Total Area: 152.7 m² ... 1644 ft²
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	
(87-91)	B	
(80-86)	C	78
(75-79)	D	
(70-74)	E	
(65-69)	F	62
(1-60)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		