



Flat 1, 5 Springfield Avenue, Harrogate, North Yorkshire, HG1 2HR

£495,000

Guide Price

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A stunning ground-floor apartment offering very generous accommodation with two large double bedrooms and two bathrooms, in this sought-after location just a couple of minutes' walk from Harrogate town centre.

This super apartment provides very spacious accommodation with impressive sitting room and dining room, modern kitchen and bathroom, and large bedrooms including a master bedroom with en-suite. Externally, the property has the advantage of attractive communal lawned gardens and courtyard sitting area. The property also has the exclusive use of a large stone-built garage as well as access to a large communal basement storage area.

This impressive property provides beautifully presented accommodation, whilst retaining much of the building's original character and charm. An internal viewing is strongly recommended.





The beautifully presented accommodation extends to over 1,600 square feet and is arranged over the ground floor. In brief, the accommodation comprises –

GROUND FLOOR

RECEPTION HALL

A spacious reception hallway with attractive fireplace. Ample built-in cupboards provide storage. Access to the basement, where there is additional storage and a combi boiler, which has been serviced annually.

SITTING ROOM

An impressive large sitting room. Bay window with high-quality secondary double glazing and fireplace with living-flame gas fire.

DINING ROOM

A further reception room with double-glazed window to rear and fitted bookcase. Access to –

KITCHEN

With a range of modern wall and base units, work surfaces, breakfast bar and integrated fridge / freezer and dishwasher. Space for washing machine and tumble dryer. Glazed door leading to the courtyard garden and entrance to the rear of the garage. Double-glazed windows to rear and side.

BEDROOM 1

A very large master bedroom with attractive fireplace and windows to front with high-quality secondary double glazing.

EN-SUITE SHOWER ROOM

Modern white suite comprising low-flush WC, walk-in shower and washbasin. Double-glazed window to side. Tiled floor with under-floor heating.

BEDROOM 2

A further double bedroom with fitted wardrobes and washbasins. Double-glazed window to rear.

BATHROOM

With white four-piece suite including washbasin, bath and separate walk-in shower. Tiling to walls and floor. Double-glazed window to rear.

OUTSIDE

The property has the advantage of a single garage with remote-controlled electrically-operated up-and-over door and power points. The building stands within substantial communal grounds and residents have the use of the attractive lawned garden and courtyard as well as access to the large basement store.

TENURE

Understood to be Long Leasehold. The six apartments in the building make up the directors of the Management Company, which in turn owns the freehold. The service charge is currently £130 per calendar month. Subletting is permitted.

Council Tax Band - D



Total Area: 151.6 m² ... 1632 ft²
 All measurements are approximate and for display purposes only.
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