



Flat 3, 7 St Mary's Avenue, Harrogate, North Yorkshire, HG2 0LP

£75,000

THE HOME OF PROPERTY
• SINCE •
1921

Flat 3, 7 St Mary's Avenue, Harrogate, North Yorkshire, HG2 0LP

A fantastic opportunity to purchase a first-floor one-bedroom apartment, in need of full renovation, just off the ever-popular Cold Bath Road.

The property comprises a living room, kitchen, a bedroom and a bathroom.

Situated in a highly convenient location within easy walking distance of the excellent local shops and services of Cold Bath Road, the Valley Gardens and Harrogate town centre. Offered for sale with no onward chain.

FIRST FLOOR

ENTRANCE HALL

A reception hall with fitted cupboard.

KITCHEN

A good-sized kitchen comprising wall and base units, integrated over, four-ring gas hob with extractor above, space for appliances and a window to the rear.

LIVING ROOM

With central heating radiator and window to the front.

BEDROOM

A double bedroom with fitted wardrobe and window to the front.

BATHROOM

With tiled floor and walls. The bathroom has a bath, walk-in shower, WC and washbasin. Window to the rear.

Tenure - Leasehold

Council Tax Band - A



Total Area: 45.6 m² ... 491 ft²

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs: (92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(38-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.COM		