



## Cavendish Avenue, Harrogate, HG2 8HY

- NO ONWARD CHAIN
- Located on the first floor with lift access for ease and convenience
- Allocated parking space for added convenience
- Access to communal lounge within the development
- Early viewing highly recommended
- One-bedroom over 55's retirement apartment on Cavendish Avenue
- Spacious sitting room with a warm and inviting atmosphere
- Attractive communal gardens for residents to enjoy
- Ideally located close to the Stray and under a mile from Harrogate town centre
- Council Tax Band D



**Guide Price £190,000**

# Cavendish Avenue, Harrogate, HG2 8HY

## DESCRIPTION

Located on Cavendish Avenue, this delightful one bedroom over 55's retirement apartment offers a perfect blend of comfort and convenience. Situated on the first floor, the property is easily accessible via a lift, ensuring ease of movement for residents.

Upon entering, you are welcomed into a spacious sitting room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The stylish kitchen, complete with a dining area, is perfect for those who enjoy cooking and dining in a pleasant setting. The well-appointed bedroom offers a peaceful retreat, while the bathroom is designed for both functionality and comfort.

This apartment benefits from gas central heating and double glazing throughout, ensuring a cosy environment all year round. Additionally, residents will appreciate the allocated parking space, providing convenience for those with vehicles. The attractive communal gardens offer a lovely outdoor space to enjoy the fresh air and connect with neighbours.

Location is key, and this property does not disappoint. It is conveniently located close to the picturesque Stray, a beautiful parkland area, and is less than a mile from the vibrant town centre of Harrogate. Here, you will find a variety of shops, cafes, and amenities, making it an ideal spot for those seeking a balanced lifestyle.

The residents also have access to the communal facilities within the development which includes the communal lounge and a guest en suite bedroom.



### EPC

Energy rating B

This property produces 1.0 tonnes of CO2

### Material Information - Harrogate

Tenure Type: Leasehold

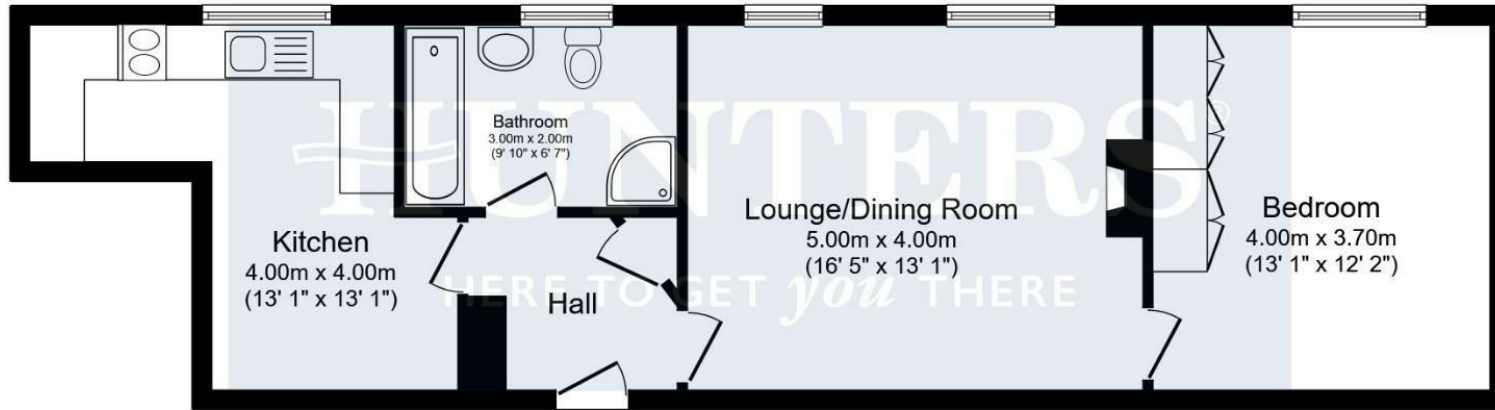
Leasehold Years remaining on lease:

Leasehold Annual Service Charge Amount £

Leasehold Ground Rent Amount £

Council Tax Banding: D





Total floor area 59.0 sq.m. (635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

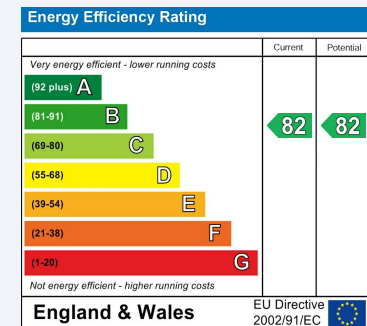
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01423 536222 Email: [harrogate@hunters.com](mailto:harrogate@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

