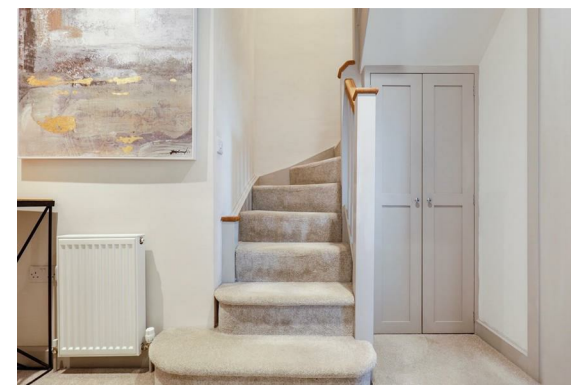




Spring Mount, Harrogate, North Yorkshire, HG1 2HX

- NO ONWARD CHAIN
- Ideal for first-time buyers or Air B&B investors
- Inviting open-plan kitchen and lounge area
- Excellent condition throughout
- Easy access to shops, cafés, restaurants, and local amenities
- SHARE OF FREEHOLD
- Attractive duplex flat
- Stylish kitchen with a breakfast bar
- A short walk from Harrogate town centre
- Council Tax Band B

Guide Price £265,000



Spring Mount, Harrogate, North Yorkshire, HG1 2HX

DESCRIPTION

NO ONWARD CHAIN. Located on Spring Mount, this delightful duplex flat presents an excellent opportunity for first-time buyers or those seeking an Air B&B investment. The property boasts two spacious double bedrooms, each with its own bathroom, ensuring privacy and comfort for residents and guests alike.

Upon entering, you will be greeted by an inviting open-plan kitchen and lounge area, perfect for modern living. The kitchen features a stylish breakfast bar, making it an ideal space for casual dining or entertaining friends. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Location is key, and this property does not disappoint. Just a short stroll from Harrogate town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and restaurants. The vibrant town offers a blend of historic charm and contemporary conveniences, making it a desirable place to live.

This duplex apartment is not only a comfortable home but also a fantastic investment opportunity in a sought-after area. With its appealing features and prime location, it is sure to attract interest from a range of buyers.

EPC

Energy rating C

This property produces 1.9 tonnes of CO2

Material Information - Harrogate

Tenure Type: Share of Freehold

Lease Length Remaining:

Service Charge: £0

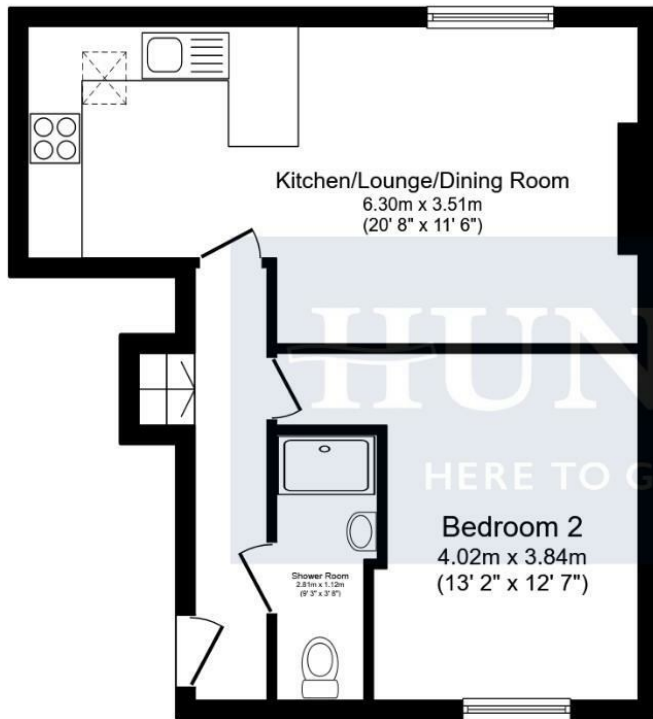
Ground Rent: £0

Council Tax Band: B





Flat 2 5, Spring Mount, North Yorkshire, Harrogate, HG1 2HX, GB



Third Floor
Floor area 41.7 sq.m. (449 sq.ft.)

Total floor area: 61.5 sq.m. (662 sq.ft.)

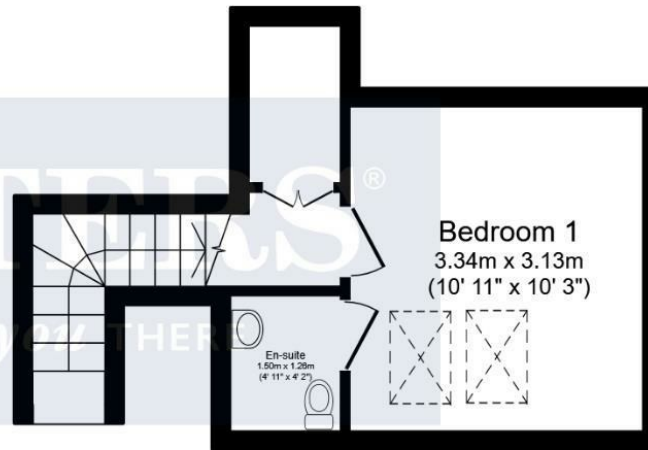
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Viewings

Please contact 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.



Fourth Floor
Floor area 19.8 sq.m. (213 sq.ft.)

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(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	

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.



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