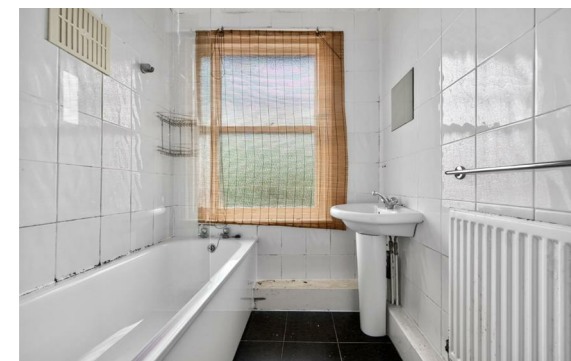




St. Marks Avenue, Harrogate, HG2 8AF

- Two bedroom first floor apartment
- Ideal first-time buyer or investment
- Walking distance to Harrogate town centre
- Generous double bedroom
- Popular St. Marks Avenue location
- Opportunity to modernise and add value
- Excellent lock-up-and-leave or rental property
- Versatile second bedroom/home office

Guide Price £190,000



St. Marks Avenue, Harrogate, HG2 8AF

DESCRIPTION

A fantastic opportunity to acquire a well-proportioned two-bedroom first floor apartment, ideally positioned in one of Harrogate's most sought-after residential locations, just off Leeds Road and within easy reach of the town centre, The Stray and excellent transport links.

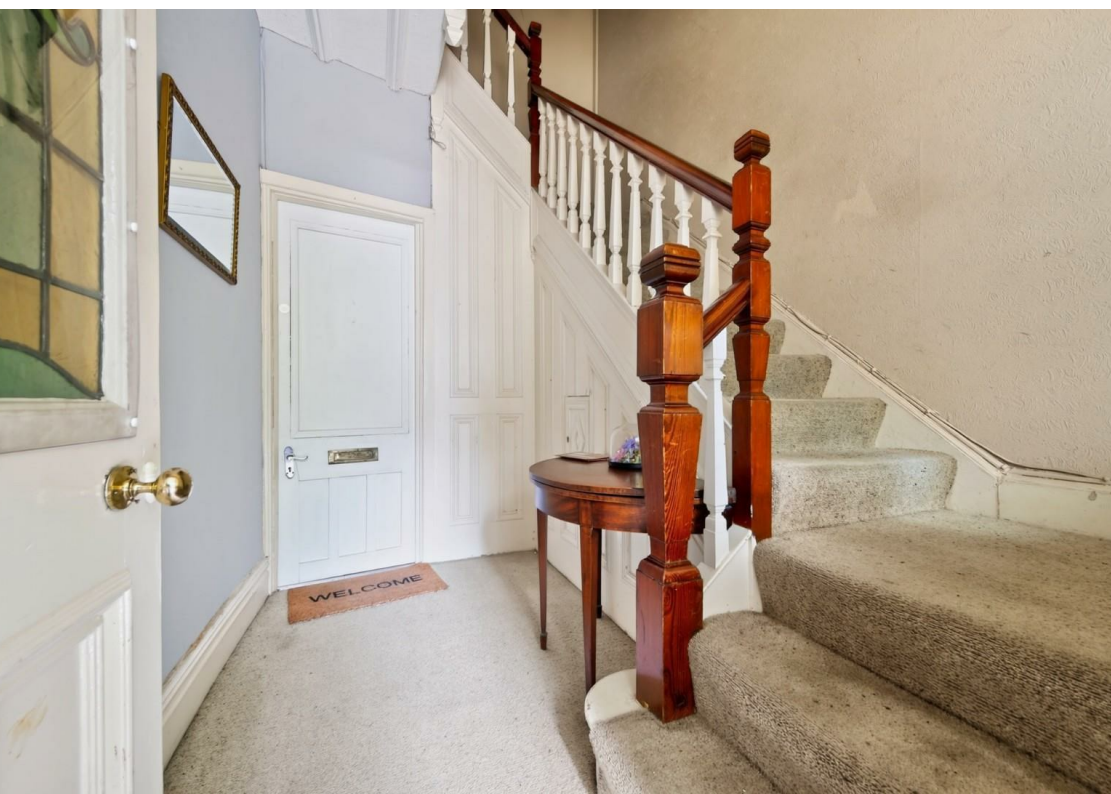
Offering excellent potential, the property would benefit from a programme of light cosmetic updating, making it an ideal purchase for first-time buyers, investors or those looking for a lock-up-and-leave home. It would also make an excellent long-term rental or holiday let, subject to any necessary consents.

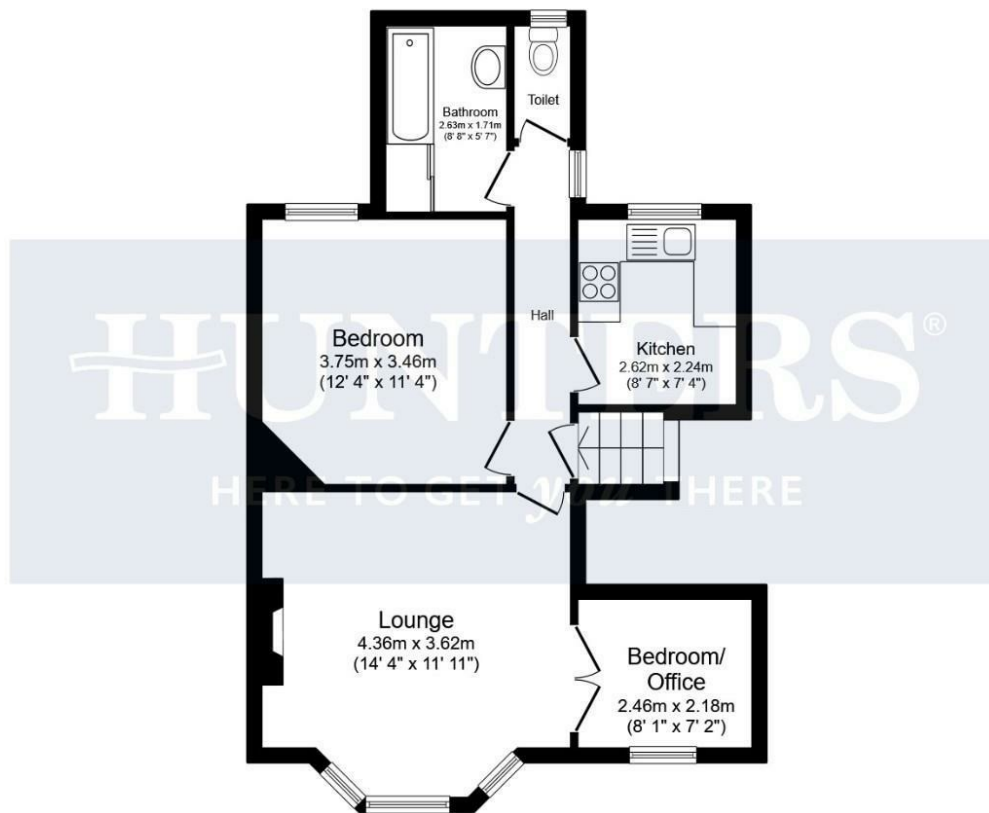
The accommodation briefly comprises an entrance hall, a bright and spacious living room, fitted kitchen, a generous double bedroom, a second versatile room ideal as a home office, dressing room or occasional bedroom, and a bathroom.

St. Marks Avenue is a popular residential address, well placed for local shops, cafés, supermarkets and regular bus routes, while Harrogate town centre is within comfortable walking distance.

Properties in this location continue to prove highly popular, and with the opportunity to add value through cosmetic improvements, early viewing is highly recommended.







Total floor area 54.2 sq.m. (583 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, 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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
Tel: 01423 536222 Email: 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.

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

