



## 25 St. Marys Avenue, Harrogate, HG2 0LP

- NO ONWARD CHAIN
- One bedroom and one study
- Walking distance to Harrogate Town Centre
- Ideal for first time buyers or investors
- Private courtyard at the rear
- Located off Cold Bath Road
- Spacious reception room
- Council Tax Band: A

**Offers Over £160,000**





# 25 St. Marys Avenue, Harrogate, HG2 0LP

## DESCRIPTION

**NO ONWARD CHAIN.** This Garden Apartment located conveniently on St. Marys Avenue, Harrogate, this delightful apartment offers a perfect blend of comfort and convenience. The property features a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests. With one spacious bedroom and an additional study, this apartment is ideal for individuals or couples seeking a versatile living arrangement.

The bathroom is thoughtfully designed, ensuring both functionality and style. One of the standout features of this property is the private courtyard at the back, providing a serene outdoor space to enjoy fresh air and sunshine, perfect for a morning coffee or an evening unwind. There is also the option of off road parking for two cars, which is rare for a property so close to the town center.

Harrogate is renowned for its beautiful parks, historic architecture, and vibrant community, making this location highly desirable. Residents will appreciate the proximity to local amenities, including shops, cafes, and excellent transport links, ensuring easy access to the wider region.

This apartment presents an excellent opportunity for those looking to embrace a comfortable lifestyle in one of Yorkshire's most sought-after towns. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this charming apartment your new home.



### EPC

Energy rating

This property produces TBC tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

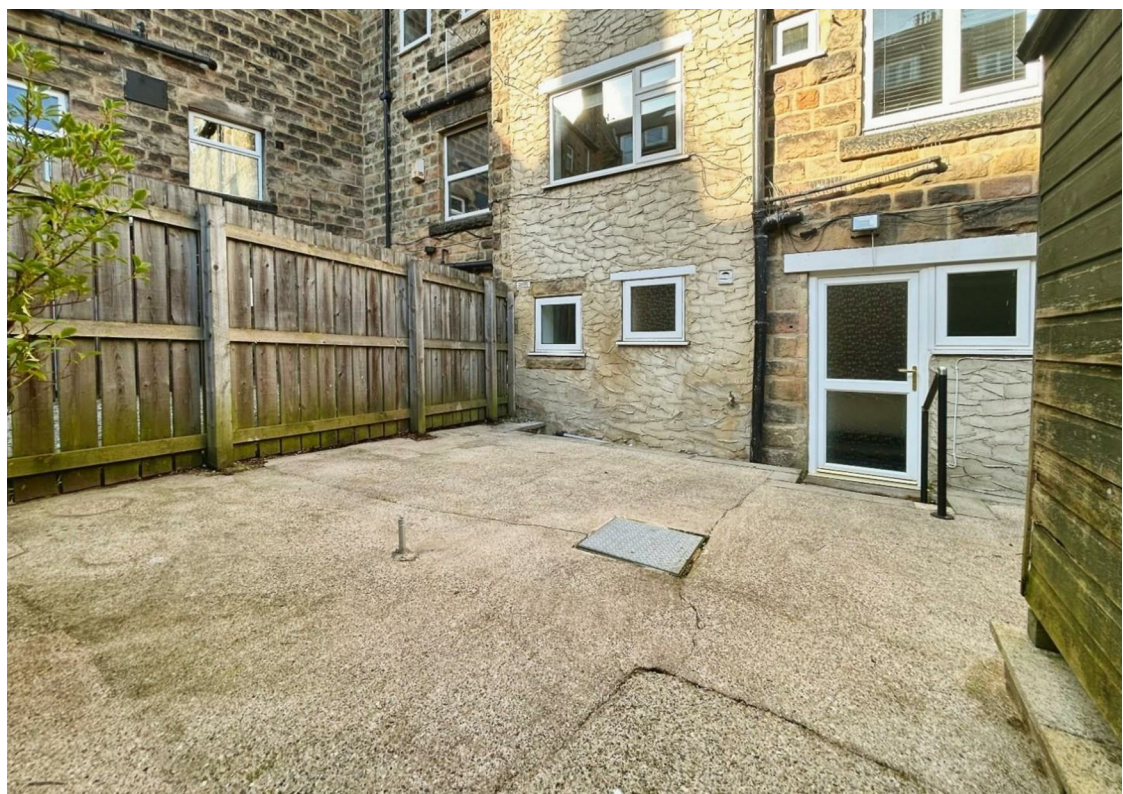
Leasehold Years remaining on lease: 960

Leasehold Annual Service Charge Amount £400

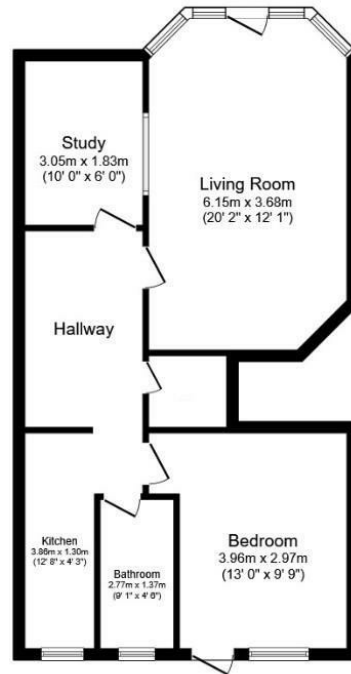
Leasehold Ground Rent Amount £0

Council Tax Banding: A









## Floor Plan

Floor area 63.6 sq.m. (685 sq.ft.)

**TOTAL: 63.6 sq.m. (685 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](http://www.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.

## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.