



## 28 Victoria Avenue, Harrogate, HG1 5PR

- LUXURY FOUR DOUBLE BEDROOM APARTMENT
- Modern and stylish throughout
- Guest cloakroom
- Private gated parking
- Town Centre location
- OFFERED TO THE MARKET CHAIN FREE
- Three luxury bathrooms
- High specification kitchen
- Garden area for sole use
- Council Tax Band G

**Offers Over £500,000**



# 28 Victoria Avenue, Harrogate, HG1 5PR

## DESCRIPTION

A BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DUPLEX APARTMENT. Sympathetically converted into an elegant and spacious apartment eight years ago, the apartment occupies the second and third floor of this stunning Victorian conversion. Located in the centre of Harrogate on a quiet and tree lined avenue with all that Harrogate has to offer on your doorstep, including the many restaurants, shops and The Stray all within a few minutes walk.

Modern throughout, the property briefly comprises: Secure entry into the communal hallway and stairs to the second floor. Entrance into the hallway with doors into the dual aspect open plan kitchen, lounge and dining room. The kitchen is well appointed featuring fully integrated Neff appliances and stone working surfaces. The open plan living space is spacious and bright with ample room for a generous dining table making it ideal for entertaining. On the same level doors lead to the guest cloakroom, the main bedroom and bedroom two both of which benefit from en-suite luxury bathrooms. Stairs rise to the third floor to two further double bedrooms, one featuring a luxury en-suite, skylight windows and further eaves storage.

This home is presented immaculately throughout with wood sash double glaze windows in keeping with the period and gas central heating complimented with underfloor heating.

To the outside, the gardens are surrounded by natural and fence borders creating privacy in your private garden. Each apartment benefits from it's own a garden area for their own sole use. Apartment three's garden benefits from an ideal sunny aspect with mature hedges and an easy to maintain artificial lawn. A gate provides access to the private parking to the rear which is accessed via an electric gate for added security. Further unrestricted parking is available on Victoria Avenue.

Please call Hunters Harrogate to arrange an appointment to view.



## EPC

Energy rating B

The property produces 2.4 tonnes of CO2

## Material Information - Harrogate

Tenure Type: Leasehold with Share of Freehold

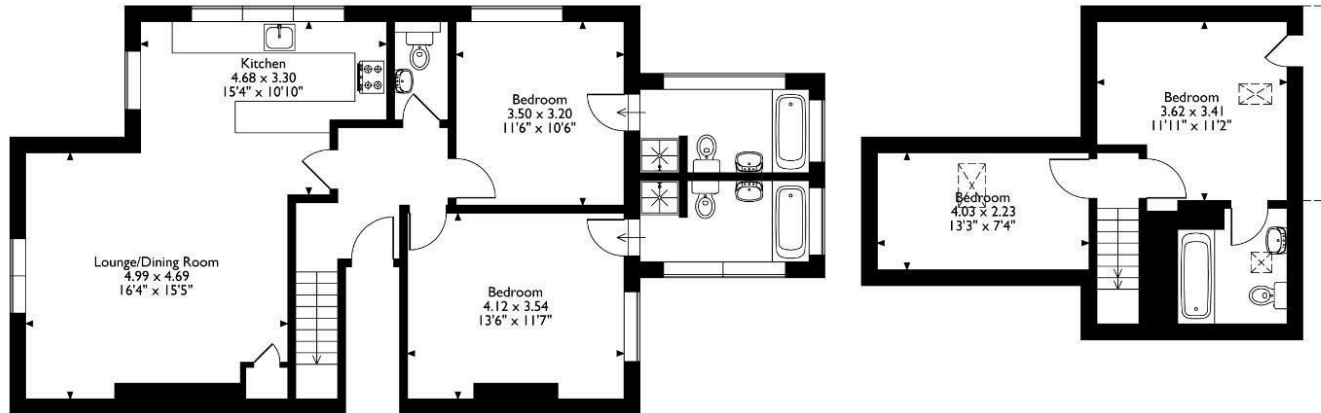
Leasehold Years remaining on lease: 991

Leasehold Annual Service Charge Amount £1680/ £140 per month

Council Tax Banding G



Apartment 3, 28 Victoria Avenue, Harrogate, HG1 5PR  
Approximate Gross Internal Area  
114 Sq M/1227 Sq Ft



**Second Floor**

**Third Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### 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>                            | 82                      | 82        |
| (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.