



25 Glebe Avenue, Harrogate, HG2 0LT

- NO ONWARD CHAIN
- One bedroom ground floor apartment
- High finish throughout
- Ideal for first time buyer or buy to let investors
- Sought after location
- Close to Cold Bath Road
- Private rear garden
- Early viewing highly recommended

Offers Over £167,000

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HERE TO GET *you* THERE

25 Glebe Avenue, Harrogate, HG2 0LT

DESCRIPTION

We are pleased to present 25 Glebe Avenue, an attractive residence situated in the highly sought-after area of Harrogate.

This well-appointed property features a generously sized and welcoming reception room, ideal for both relaxation and entertaining. The double bedroom offers a tranquil and comfortable retreat, while the bathroom is finished to a high standard, providing both style and practicality.

Located on the ground floor, the property offers convenient access and a sense of privacy. A key highlight is the private rear garden, a perfect space for outdoor enjoyment, whether for gardening, hosting gatherings, or simply enjoying a peaceful environment.

The property is ideally located near Cold Bath Road, renowned for its vibrant community and close proximity to a wide range of local amenities, including shops, cafes, and parks. The home benefits from high-quality finishes throughout, seamlessly combining style and comfort.

This property presents an exceptional opportunity for first-time buyers, couples, or those seeking to downsize in a desirable location. With its modern features and delightful garden, it is a home that is sure to impress. An early viewing is highly recommended.

EPC

Energy rating D

This property produces 2.6 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

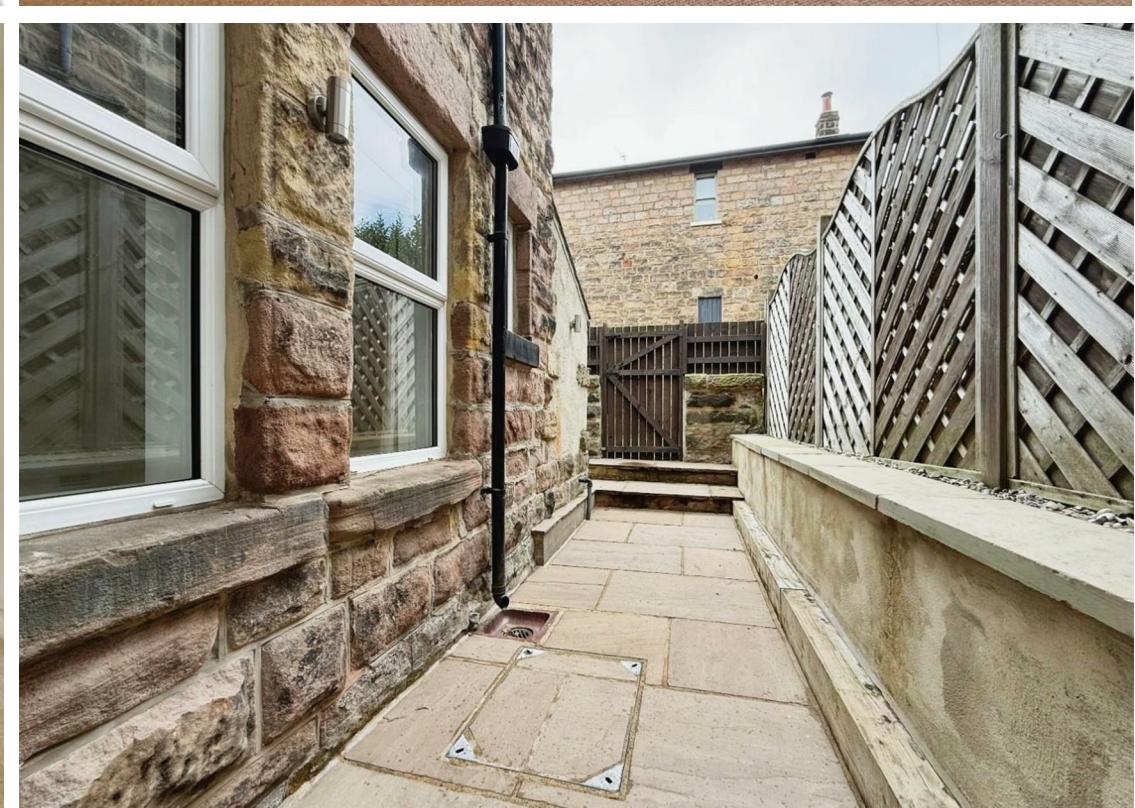
Leasehold Years remaining on lease: 979

Leasehold Annual Building Insurance Amount £127

Leasehold Ground Rent Amount £10 per year

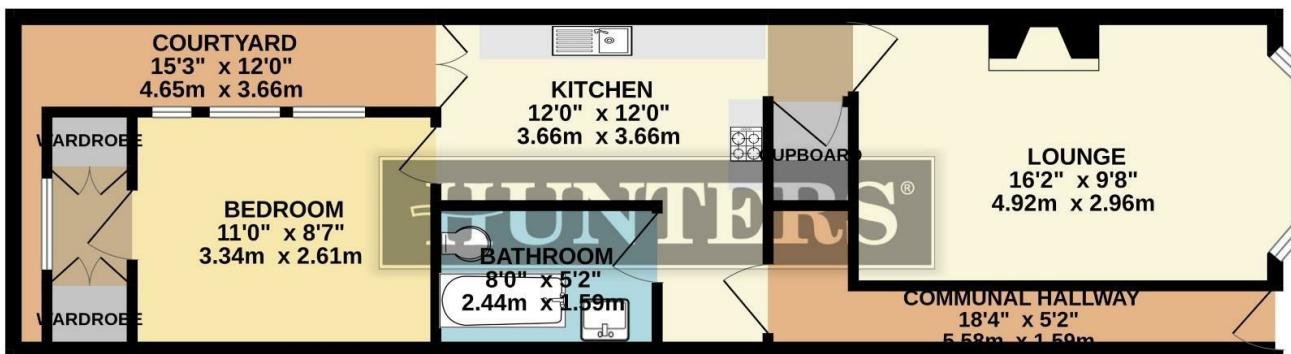
Council Tax Banding: A





GROUND FLOOR

546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

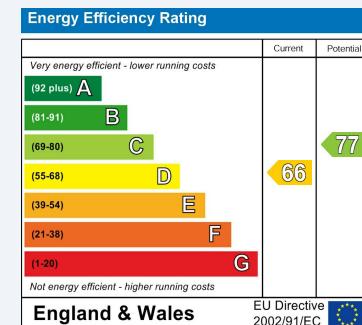
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.