



Springfield Avenue, Harrogate, HG1 2HR

- Stunning first-floor apartment located on the sought-after Springfield Avenue
- Fully renovated throughout to an exceptional standard
- Beautifully panelled entrance hallway featuring stylish engineered oak flooring
- Spacious lounge with impressive proportions and high ceilings
- Early viewing highly recommended
- Set within an impressive Victorian converted property
- Offers approximately 1,300 sq ft of well-balanced accommodation
- Garage plus allocated parking for one vehicle
- Fully equipped contemporary kitchen designed for practicality and style
- Council Tax Band C



Guide Price £380,000

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DESCRIPTION

We are delighted to offer this stunning first-floor apartment located on the sought-after Springfield Avenue in Harrogate. Set within an impressive Victorian converted property, the apartment has undergone a full renovation throughout and is presented to an exceptional standard, ready for immediate occupation.

Boasting circa 1,300 sq ft of accommodation, the property offers generous and well-balanced living space. Upon entering, a beautifully panelled hallway with engineered oak flooring provides access to the main rooms, including the kitchen, separate lounge, family bathroom, and bedrooms.

The apartment features two well-proportioned bedrooms, including a principal bedroom with en suite bathroom, a larger-than-average lounge, and a fully equipped modern kitchen. The impressive proportions, high ceilings, and quality finishes create a bright and elegant living environment, making the property ideal for couples, small families, or those seeking spacious apartment living.

Externally, the apartment benefits from a garage, providing parking and secure storage for belongings, bicycles, or seasonal items. In addition, there is allocated parking for one vehicle along with visitor parking, enhancing the practicality of the home. Above the apartment there is also a substantial loft space, offering excellent additional storage potential.

Located in the highly desirable spa town of Harrogate, the property enjoys easy access to local amenities, parks, restaurants, and excellent transport links.

This exceptional apartment offers not just a home, but a lifestyle opportunity within one of Harrogate's most sought-after residential areas.



EPC

Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

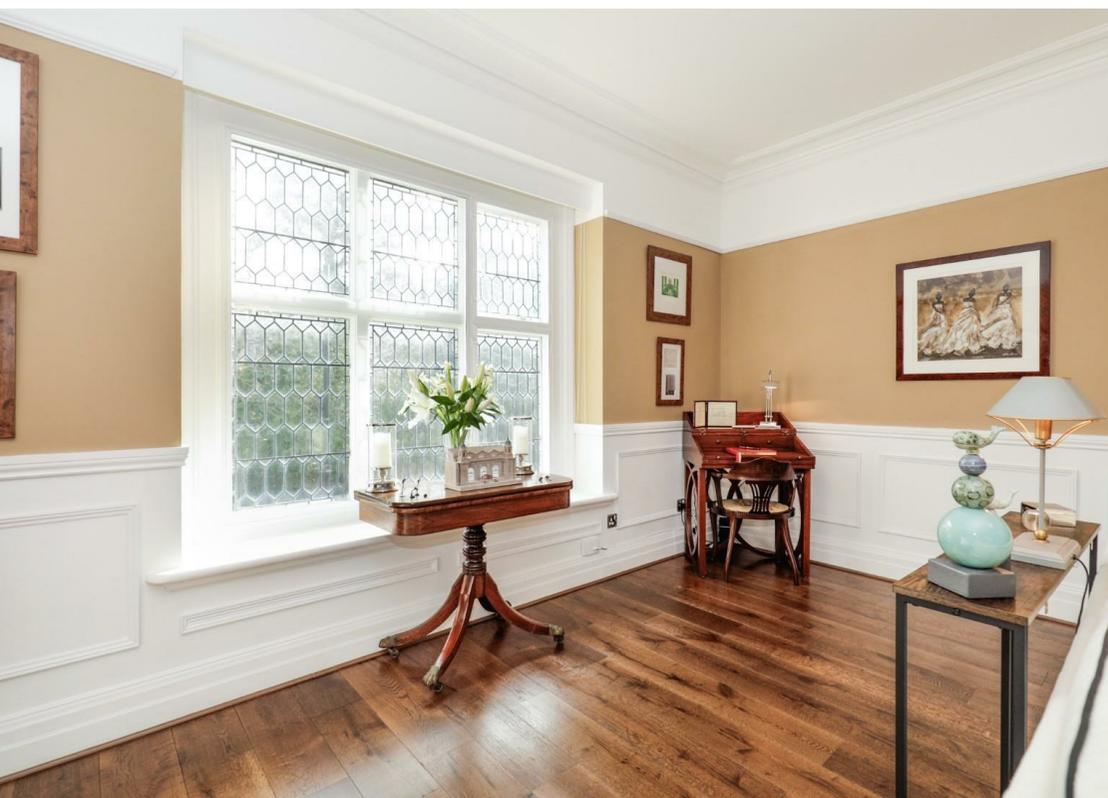
Tenure Type: Leasehold

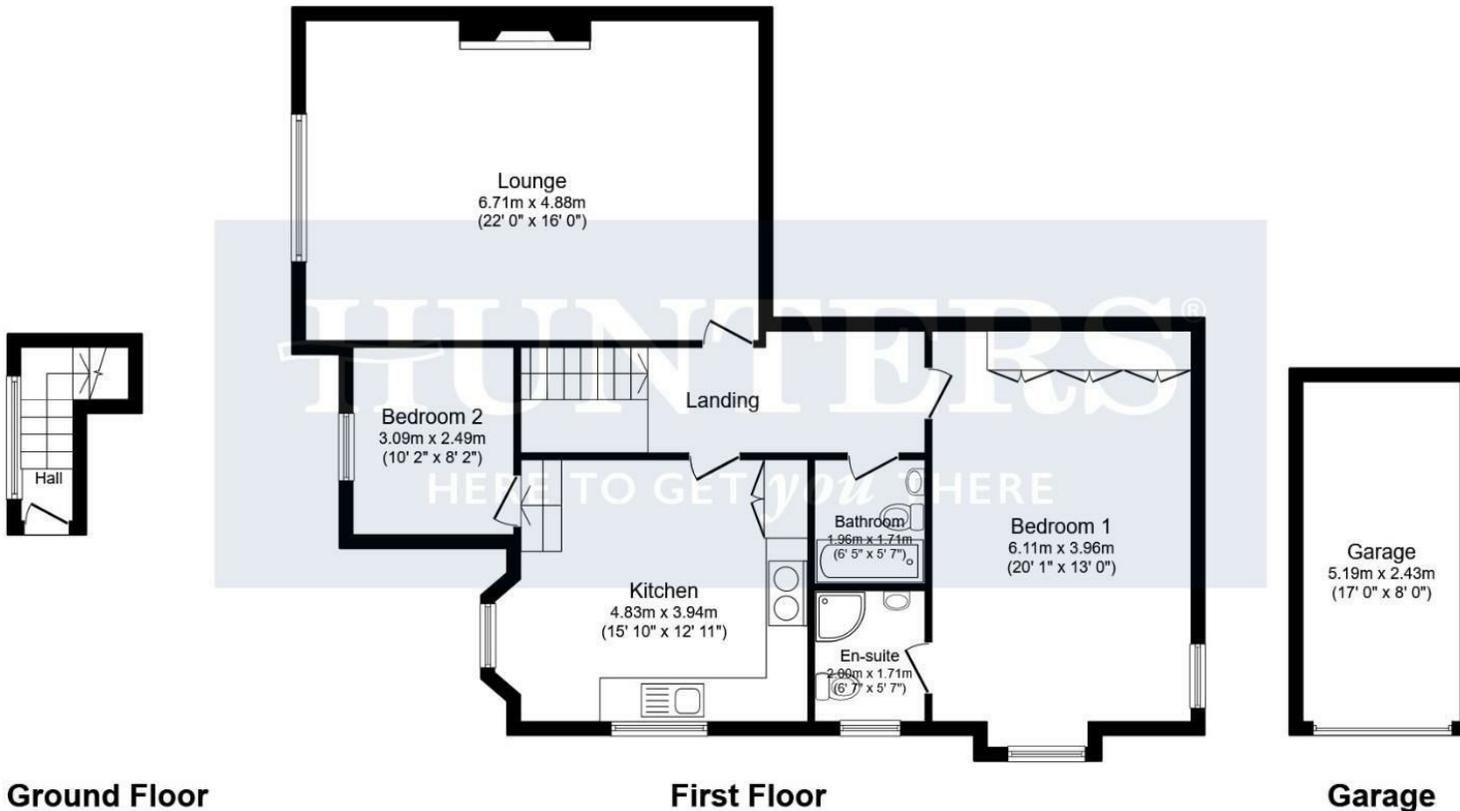
Leasehold Years remaining on lease: 963

Leasehold Annual Service Charge Amount - split as and when

Leasehold Ground Rent Amount £0

Council Tax Banding: C





Total floor area 119.6 sq.m. (1,287 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.

