

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Springfield Avenue

Harrogate, HG1 2HR

Council Tax: D

**By Auction £198,000**



# Springfield Court, Springfield Avenue

Harrogate, HG1 2HR

By Auction £198,000



## Communal Entrance Hall

Access via secure entrance door with intercom, lift and stairs to upper floors.

## Private Entrance Hall

Large storage cupboard, utility cupboard with plumbing and space for washing machine, doors to:

## Kitchen Lounge

22'8" x 13'1" (6.93 x 3.99)

Quality modern range of wall and base units with Quartz working surfaces over with inset stainless steel sink unit and mixer tap, inset ceramic hob with extractor hood over and electric oven under, integrated fridge freezer and washing machine. UPVC double glazed windows, electric radiator, TV point, inset ceiling spot lights, wooden flooring.

## Bedroom One

22'5" x 12'2" (6.85 x 3.71)

UPVC double glazed windows, electric radiator, bespoke fitted wardrobes, inset ceiling spot lights, door to:

## Ensuite

Modern white suite comprising walk-in shower with mains shower over and glazed screen, low level WC, wash hand basin with unit under, heated towel rail, tiled walls, tiled floor with under floor heating, sensor lighting.

## Bedroom Two

11'0" x 10'9" (3.36 x 3.30)

UPVC double glazed window, electric radiator, inset ceiling spot lights.

## Bathroom

Modern white suite comprising panel bath with mains shower over and glazed screen, low level WC, wash hand basin with unit under, heated towel rail, tiled walls, tiled floor with under floor heating, sensor lighting.

## EPC

Environmental impact as this property produces 2.1 tonnes of CO2.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 994 Years

Leasehold Annual Service Charge Amount £1557.00

Leasehold Ground Rent Amount: £250.00 PA

Council Tax Banding; D



**\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £198,000\* BIDDING CLOSES 23 APRIL 3.30PM\* FEES APPLY \*\* Reserve price below market value for quick sale – immediate viewing recommended with pre-auction bids welcome \*\* A luxury two-double bedroom apartment now available and OFFERED TO THE MARKET CHAIN FREE.** Built under three years ago, a super opportunity to bid on this stunning apartment located in the heart of Harrogate's town centre with the theatre and conference centre within walking distance as well as the plethora of restaurants, alongside an excellent choice of stores and open spaces for walking.

Finished to a high specification throughout, the apartment briefly comprises: Entrance via camera and secure entry into the communal hallway with lift and stairs servicing the upper floors. Enter the apartment into the hallway with a cupboard housing the water tank and plumbing for the washing machine and a second storage cupboard with double doors large enough for bicycle storage and shelving for additional items. From the hallway, doors to the open plan, fully integrated kitchen, dining room and lounge, the main bedroom with en-suite shower room featuring under floor heating and fitted wardrobes, the second double bedroom and house bathroom with rain shower above the bath and sensor skirting lighting.

The apartment is part of the first phase of the Springfield Court development with the second phase also now complete. Communal areas are complete with allocated parking and planted green areas within the grounds. Sold through auction for a quick sale. Register your interest through the [Hunters.com/auction](https://www.hunters.com) website where the auction legal pack will be available soon with the auction date to be announced.

**• OFFERED FOR SALE THROUGH TRADITIONAL AUCTION  
ENDING 23RD APRIL 3:30PM. \* PRE AUCTION BIDS  
WELCOME\* CASH BUYERS\***

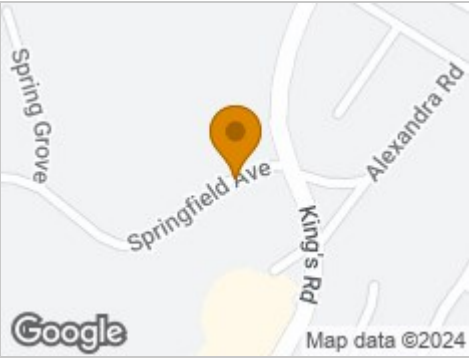
**• \*\*Reserve price below market value for quick sale –  
immediate viewing recommended\*\***

- Within a newly built luxury development with guarantee remaining
  - Luxury two double bedroom, first-floor apartment
  - En-suite and fitted wardrobes to the main bedroom
  - First floor with lift available

- High specification throughout
  - Open plan kitchen, dining room and lounge
  - Secure camera entry, house alarm and covered parking
  - Long lease with pets and rentals allowed



Road Map



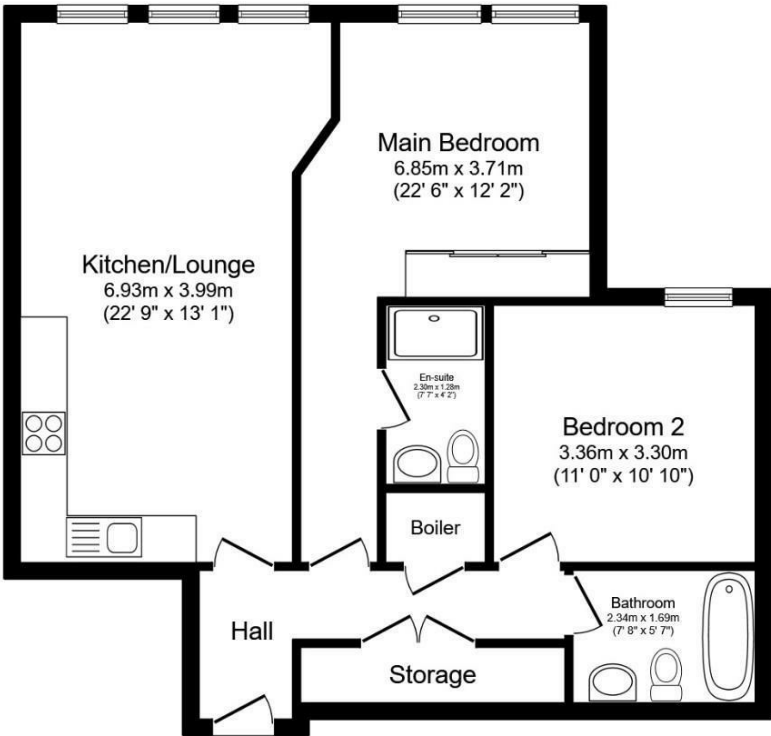
Hybrid Map



Terrain Map



Floor Plan



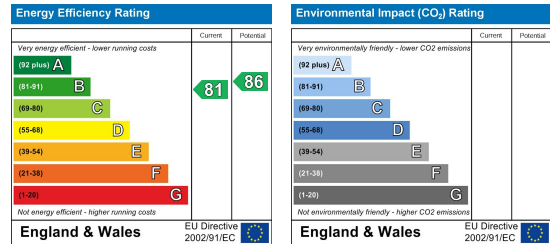
Total floor area 70.7 m<sup>2</sup> (761 sq.ft.) approx

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 [www.focalagent.com](http://www.focalagent.com)

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.