

## Langcliffe Avenue, Harrogate, HG2 8JQ

- NO ONWARD CHAIN
- Close to town center and local amenities
- Ideal for first time buyers
- Early viewing highly recommended
- Two well proportioned bedrooms
- Sought after location
- Great investment opportunity
- Council Tax Band B

**Guide Price £275,000**





# Langcliffe Avenue, Harrogate, HG2 8JQ

## DESCRIPTION

NO ONWARD CHAIN. This delightful two-bedroom apartment presents an excellent opportunity for first-time buyers, individuals and investors. The property boasts of an inviting reception room, providing ample space for relaxation and entertaining guests. The well-appointed bathroom ensures convenience and comfort for daily living.

Situated in close proximity to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and restaurants, making it an ideal location for those who appreciate the vibrancy of urban life while still enjoying a peaceful residential setting.

This apartment is not only a perfect starter home but also a promising investment opportunity, given its desirable location and spacious layout. With its blend of comfort and convenience, this property is sure to attract interest from a wide range of buyers.

Contact Hunters to arrange a viewing.

### EPC

Energy rating D

This property produces 3.8 tonnes of CO2

Material Information - Harrogate

Tenure Type: Leasehold

Leasehold Years remaining on lease: 953

Leasehold Annual Service Charge Amount £TBC

Leasehold Ground Rent Amount £TBC

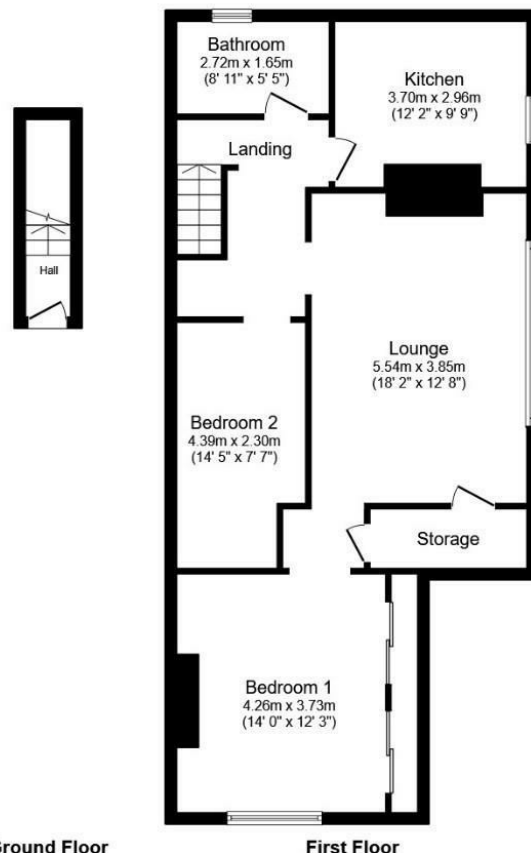
Council Tax Banding: B











Total floor area 82.6 sq.m. (889 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)

### Viewings

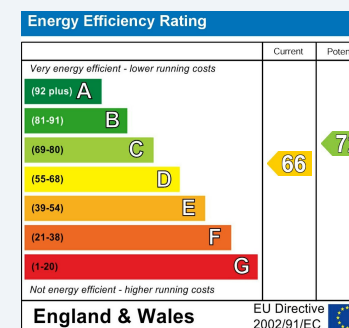
Please contact [harrogate@hunters.com](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.