



## Woodfield Avenue, Harrogate, HG1 4LU

- NO ONWARD CHAIN
- Large living space accommodating a dining area
- Within easy reach of local shops, cafés and public transport
- Ideal for first time buyers and investors
- Lease in the process of being extended
- Features two generously sized double bedrooms
- Includes a practical shed
- Offers a calm residential environment while remaining close to town centre
- Benefitting from a lovely garden
- Council Tax Band A

**Guide Price £170,000**

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# Woodfield Avenue, Harrogate, HG1 4LU

## DESCRIPTION

NO ONWARD CHAIN / Located on Woodfield Avenue, this apartment offers a delightful blend of comfort and convenience. Boasting two spacious double bedrooms, this flat is perfect for individuals or couples seeking a serene living space. The generous lounge provides ample room for relaxation and entertaining, with enough space to accommodate a dining table, making it an ideal setting for hosting friends and family.

The property features a well-appointed bathroom, ensuring all your daily needs are met with ease. Additionally, the flat includes a shed for extra storage, providing a practical solution for keeping your belongings organised and out of sight.

One of the standout features of this apartment is its prime location. Residents will benefit from being close to a variety of local amenities, including shops, cafes, and parks, all within easy reach. Furthermore, excellent public transport links are nearby, making commuting and exploring the wider area a breeze.

This apartment on Woodfield Avenue presents a wonderful opportunity for those looking to enjoy the vibrant lifestyle that Harrogate has to offer, all while residing in a comfortable and well-equipped home. Don't miss the chance to make this lovely flat your own.

EPC

Energy rating C

This property produces 1.8 tonnes of CO<sub>2</sub>

Material Information - Harrogate

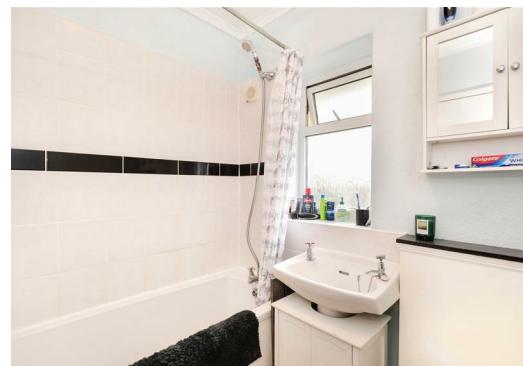
Tenure Type: Leasehold

Leasehold Years remaining on lease: 87

Leasehold Annual Service Charge Amount, Ground rent and Building

Insurance £211

Council Tax Banding: A







**First Floor**  
Floor area 64.1 sq.m. (690 sq.ft.)

Total floor area: 68.4 sq.m. (737 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### 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)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	70	
(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.

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