

# HUNTERS®

HERE TO GET *you* THERE



## Springfield Avenue

Harrogate, HG1 2HR

Council Tax: C

Guide Price £300,000



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## Entrance Hall

Wooden flooring, doors to:

## Lounge

16'11" x 13'6" (5.16 x 4.14)

Sash windows to side elevation, feature fire place, radiator, TV point, wood flooring.

## Bedroom One

15'10" x 15'8" (4.83 x 4.78)

Sash windows to side elevation, radiator, wood flooring, feature fire place, built in wardrobes.

## Bedroom Two

16'11" x 12'7" (5.16 x 3.84)

Sash window to front elevation, radiator, wood flooring, built in wardrobe, feature fire place.

## Bathroom

White suite comprising freestanding panel bath with mixer tap and shower attachment, shower cubicle with mains shower over and glazed screen, pedestal wash hand basin, radiator, tiled floor, sash window to rear elevation.

## WC

Low level WC, sash window to rear elevation.

## Outside

Terrace seating area to the front and on street parking.

## EPC

Environmental impact as this property produces 3.8 tonnes of CO<sub>2</sub>.

## Material Information

Tenure Type; Leasehold

Leasehold Years remaining on lease; 108 years

Leasehold Annual Service Charge Amount £ 0.00 arrange on an ad hoc basis. Building insurance approx. £200.00 per year.

Council Tax Banding; C

OFFERED FOR SALE WITH NO ONWARD CHAIN. A superb and spacious two double bedroom first floor apartment with open plan kitchen/dining, stripped wooden flooring and terrace seating area, situated in a highly sought after town centre location, close to the wide ranging amenities on offer.

With over 1,000 sq ft of living space, the accommodation offers generous and flexible living space throughout and comprises: Communal hallway with secure entrance door and stairs to the first floor, private hallway, lounge with feature fireplace, modern open plan kitchen/dining, two double bedrooms, bathroom with roll top bath and shower cubicle and separate WC.

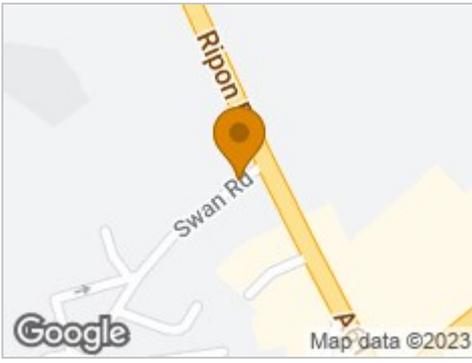
To the outside the property has the benefit of the terrace seating area to the front and on street parking.

We strongly recommend an early viewing to appreciate the accommodation and location on offer.

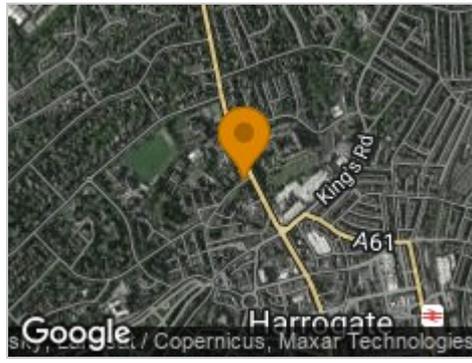
- NO CHAIN
- Over 1,000 sq ft of living space
- Modern open plan kitchen/dining
- Bathroom with roll top bath & separate shower
  - Terrace seating area
  - Two double bedrooms
- Superb presentation throughout
  - Town centre location
  - Ideal investment opportunity
- Close to wide ranging amenities



## Road Map



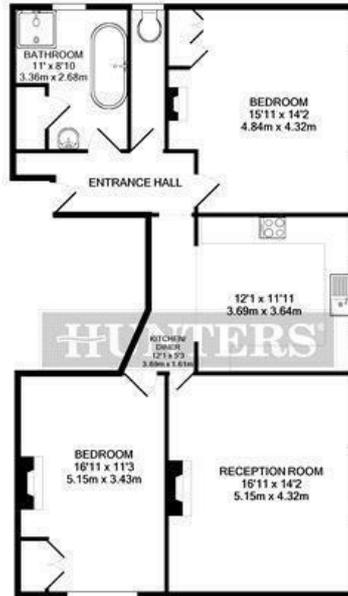
## Hybrid Map



## Terrain Map



## Floor Plan

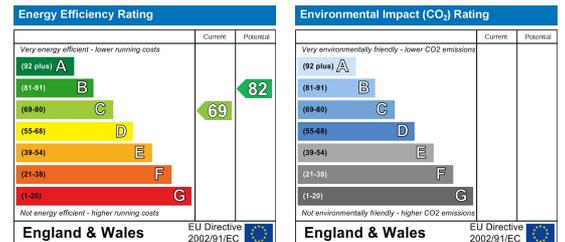


TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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## 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.