



Energy Performance Certificates

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Directions

From the Prince of Wales roundabout proceed out of Harrogate on Leeds Road (A61) and at the next roundabout take the second exit onto Langcliffe Avenue where the property is found on your right hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band C Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£245,000**

Flat 3, 18 Langcliffe Avenue, Harrogate, North Yorkshire, HG2 8JQ

2 Bedroom Apartment

**A spacious two bed roomed first floor apartment offering well proportioned living accommodation throughout, located in a superb position on the favoured South side of Harrogate, within walking distance of the Stray and Harrogate town centre. NO ONWARD CHAIN.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net



## Description

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With gas central heating and character features throughout the living accommodation comprises; a secure communal entrance with stairs leading up to the private entrance door, entrance hall leading to the kitchen with integrated appliances, gas hob, single oven and Belfast sink, lounge with double doors opening into a sun room, which leads out onto a private balcony.

There is a spacious master bedroom with built in wardrobes, a good sized second double bedroom and house bathroom with separate bath, walk in shower, w/c and hand basin.

Outside there are well maintained communal gardens. This apartment benefits from its own private balcony which offers a delightful seating area. There is a single garage to the rear of the property accessed from Wheatlands Road.

