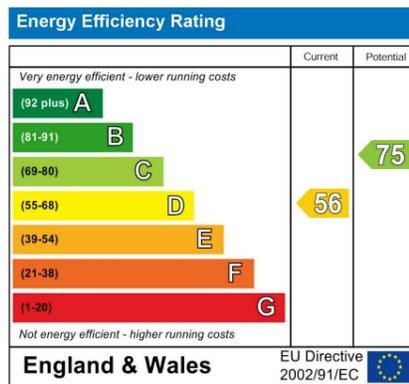


Floor Plan



Energy Performance Certificate



Directions

From Prince of Wales round about proceed out Harrogate on the Leeds Road A61 and at the first roundabout take the second exit onto Langcliffe Avenue and the property is easily found on your left hand side.

Council Tax Band E Tenure Leasehold - Share of Freehold

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.



£675,000

Apt 1 7 Langcliffe Avenue, Harrogate, North Yorkshire, HG2 8JQ

3 Bedroom Apartment

An immaculately presented three-bedroomed ground-floor apartment offering spacious living accommodation throughout and benefitting from generous communal gardens and a superb location on the south side of Harrogate on an attractive tree-lined avenue within walking distance to the town centre.



HOPKINSONS
ESTATE AGENTS

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

Description

A rare opportunity to acquire this stunning apartment which is being offered to the market for the first time in 17 years generous room sizes, character features throughout, high ceilings, fantastic and well-maintained communal gardens, allocated parking space, and storage space with a garage and also a cellar which has private access from inside the apartment.

With gas-fired central heating, a living accommodation comprises; a private entrance porch leading to the inner hallway, a spacious and stunning bay fronted lounge with feature original fireplace, office/occasional bedroom or even a home cinema room, great sized dining room which is ideal for entertaining and a door leading down to the cellar. Immaculate kitchen with granite worktops, 5 ring gas hob, integrated appliances, space for a freestanding fridge freezer, electric oven, plate-warming draw, and a rear door out onto the rear communal garden.

Master bedroom with another bay window en suite shower room with walk-in shower, w/c and walking wardrobe, brass heated towel rail, and marble windowsill/backsplash. The L-shaped hallway then leads to the second double bedroom which has a fantastic view down the communal gardens, third bedroom, and house bathroom with a modern white suite including Lefroy Brooks fittings of bath, WC, hand basin, and brass heated towel rail.

There is also a very useful cellar, accessed from the dining room, which offers a great dry storage space that is private to the apartment.

Outside the front of the property are expansive communal gardens and a driveway leading to the allocated parking space for one vehicle and the single garage with electricity and water. To the rear is a large communal garden that is extremely well maintained including a large lawn area which is over 220 square metres and well-stocked flowerbeds with mature plants and trees.

Langcliffe Avenue is ideally situated for walking into town to visit the many cafes, bars, restaurants, and shops. Great local schooling options for both primary and secondary close by, along with doctors/ dentist surgery and a selection of good local shops on Leeds Road including Marks & Spencer's Foodhall. There is easy access to the Hornbeam train station and the regular 36 bus to Harrogate and Leeds at the end of the road.

AGENTS NOTE A 999-YEAR LEASE WITH A SHARE OF THE FREEHOLD. MAINTENANCE IS SPLIT 3 WAYS. NO MONTHLY SERVICE CHARGE.

