



**FLAT 2, 9 LANGCLIFFE AVENUE**  
Harrogate

**Carter Jonas**



## FLAT 2, 9 LANGCLIFFE AVENUE, HARROGATE, HG2 8JQ

Town centre – 1 mile  
Hornbeam Park Railway Station – ½ mile  
Leeds – 17 miles

External staircase leading up to the first floor · Private entrance hall · Sitting room · Dining kitchen · Landing area · Principal bedroom with an en suite bathroom · Two additional double bedrooms · House bathroom · South facing balcony · Garage and parking space · Additional unrestricted on street parking

Langcliffe Avenue is a highly desirable residential neighbourhood situated close to a small parade of shops which provide a range of everyday needs as well as being within walking distance of central Harrogate, easily accessed across The Stray. For the commuter, the principal business centres of Leeds, Bradford and York are all within comfortable daily travelling distance. Hornbeam Park railway station is within ½ a mile walk. The A1(M) is about 8 miles to the east and Leeds/Bradford International Airport 11 miles to the south west.

Flat 2 is an appealing first floor apartment, forming part of a substantial semi detached Victorian property. It provides spacious accommodation extending to just over 1,600 sqft (149 sqm) and whilst generally well maintained, it would now benefit from an element of modernisation, particularly to the dining kitchen and bathrooms.

The apartment is approached via an external staircase which leads up to the first floor. It has a private entrance with a hall providing access to both the sitting room and dining kitchen. There is an inner landing area, off which lie the three double bedrooms, one of which has an en suite bathroom with an additional house bathroom. There is a south facing balcony to the front, a garage and parking space to the rear and a useful storage cellar within the basement.

**A LOVELY, SUNNY AND BRIGHT FIRST FLOOR APARTMENT PROVIDING SPACIOUS 3 BEDROOM ACCOMMODATION, OCCUPYING A SUPERB POSITION IN A HIGHLY DESIRABLE TREE LINED AVENUE ON THE SOUTH SIDE OF HARROGATE, CLOSE TO THE STRAY AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**





## ADDITIONAL INFORMATION

**Tenure:** The apartment is held on the balance of a 999 year lease which commenced in 1984. Any external maintenance costs are paid on an 'as and when' basis and are shared equally between the three apartment owners.

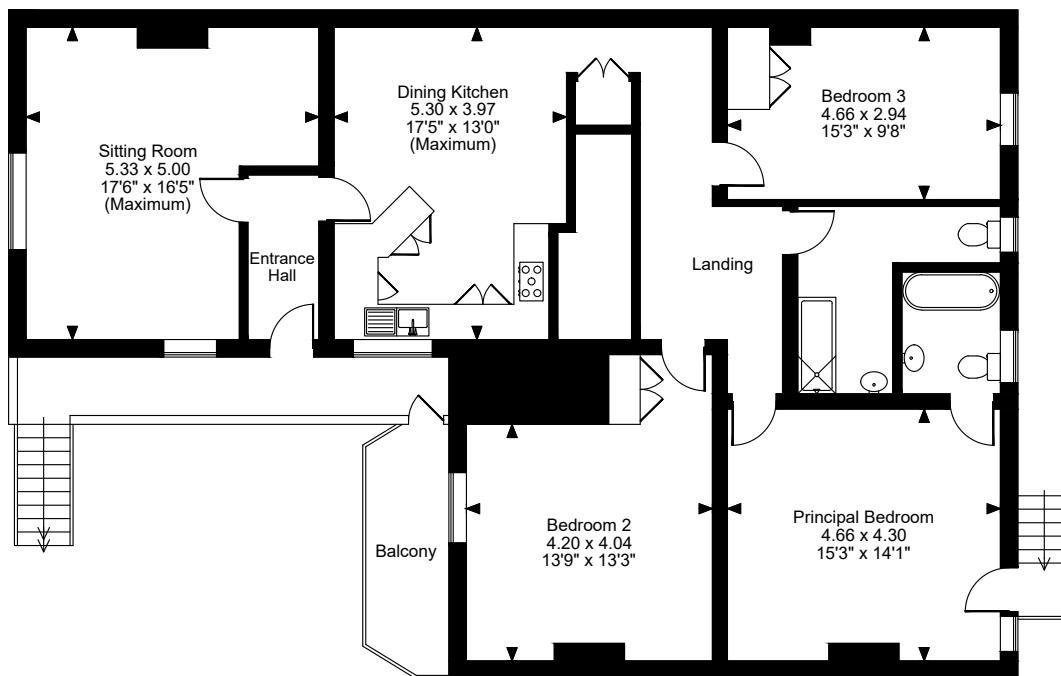
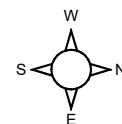
**Services:** All mains services are installed.

**Viewings:** Strictly by appointment through the selling agents Carter Jonas – 01423 523423.

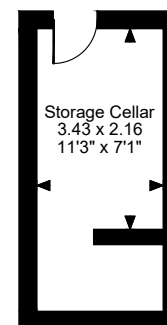




**Flat 2, 9 Langcliffe Avenue, Harrogate**  
**Approximate Gross Internal Area**  
**1,606 sq ft / 149 sq m**



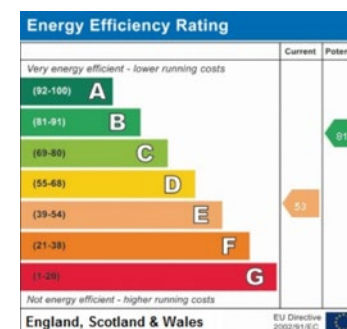
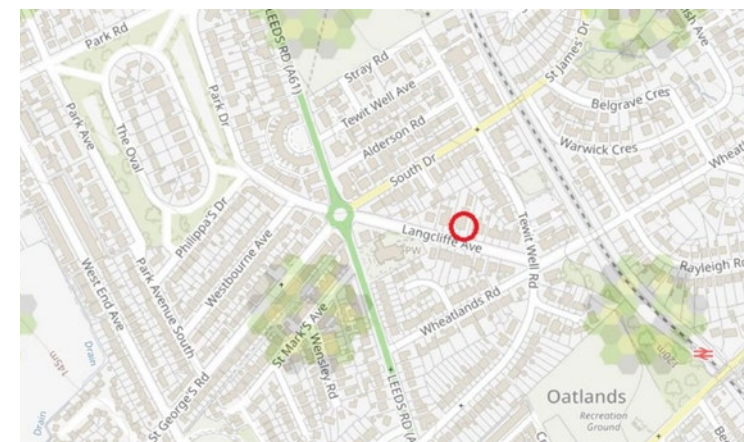
**First Floor**



**Basement**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8565380/CHC



**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.