



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

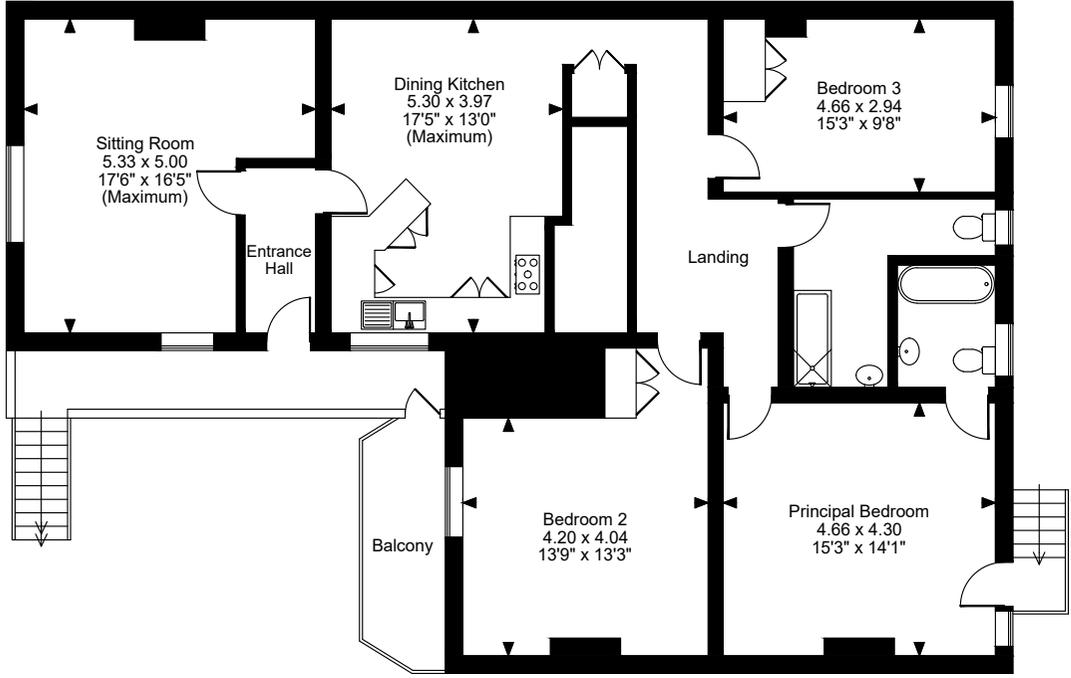
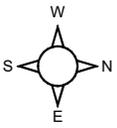
Tenure: The apartment is held on the balance of a 999 year lease which commenced in 1984. Any external maintenance costs are paid on an 'as and when' basis and are shared equally between the three apartment owners.

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



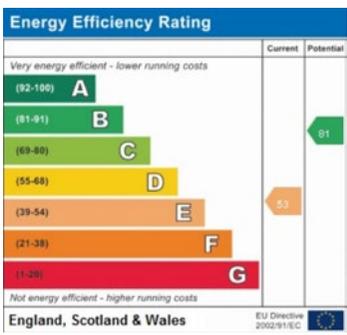
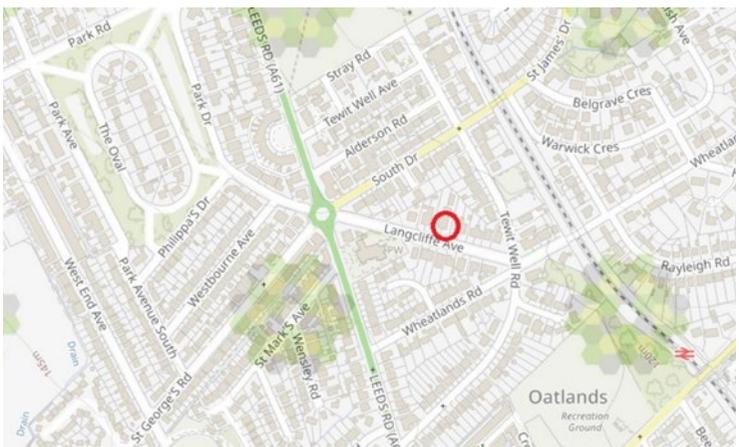
First Floor



Basement

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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