



Flat 1, Arden Grange, Springfield Avenue, Harrogate, HG1 2HR

This stylish two-bedroom ground and lower ground floor apartment with "wrap around" gardens and gated car parking enjoys a convenient location within close walking distance of the town centre and an unrivalled range of amenities.

17 Albert Street, Harrogate, HG1 1JX

Tel: 01423 877200

Email: harrogate@dacres.co.uk

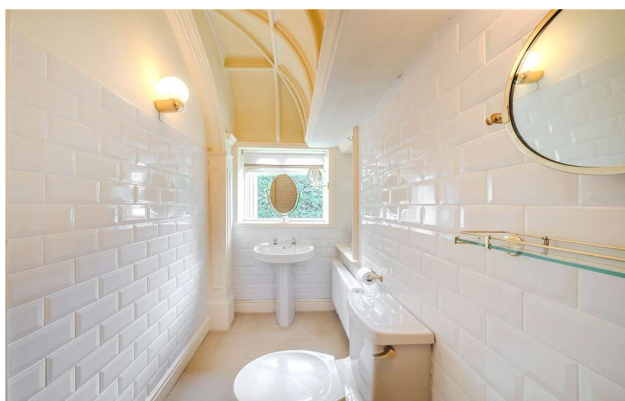
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Guide Price: £575,000

- Impressive ground floor apartment
- Extensive lower ground floor accommodation
- Two spacious reception rooms
- Well-appointed breakfast kitchen
- Two double bedrooms
- Ensuite bathroom / separate shower room
- Fully enclosed gardens with gated parking
- No onward chain



General remarks

Arden Grange is an impressive "Arts and Crafts" style semi-detached residence in an established town centre street scene and Apartment 1 is a spacious and sympathetically converted dwelling comprising the ground and lower ground floor areas along with gardens and a privately owned rear courtyard.

The principal accommodation at ground floor level provides over 1520 sqft of tastefully appointed rooms with many period features; approached via a communal reception hall.

A private dining hall then leads to an elegant sitting room, a well-appointed breakfast kitchen with utility room, a large double bedroom with its own ensuite bathroom and a further double guest bedroom served by a house shower / cloakroom.

At lower ground floor level a suite of rooms in excess of 920 sqft provides excellent bonus space with ceiling heights averaging 6'6"; accessed via an internal staircase and a rear entrance door with a large snooker / playroom, home office space, wine store, cloakroom and excellent storage space - there are many permutations subject to relevant building regulations approvals.

Apartment 1 owns the entire front side and rear gardens; the former being attractively landscaped with ease of maintenance in mind and screened by mature hedgerows. A gated rear courtyard provides secure off road car parking and additional amenity space.

The discerning buyer seeking ease of access to Harrogate town centres excellent shops and bars / restaurants couldn't be better positioned with nearby bus services serving Leeds and Ripon and the railway station a healthy walk away!

Floorplans



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Mortgage
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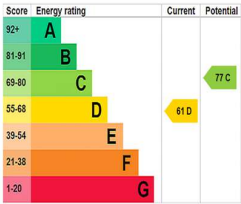
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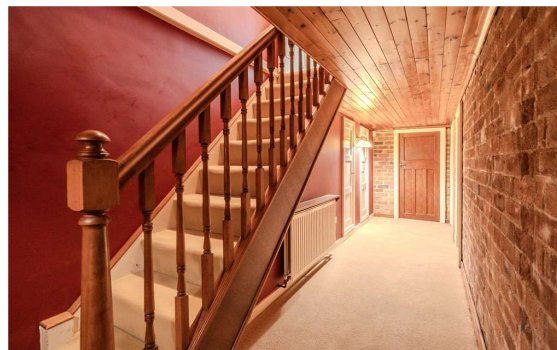
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Contact us



01423 877200



harrogate@dacres.co.uk

Directions

Proceeding from the town centre on the A61 Ripon Road turn right on the brow of the hill by the Majestic Hotel onto Springfield Avenue where Arden Grange will be identified on the left hand side.

Local Authority & Council Tax Band

- Harrogate, North Yorkshire
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Gated off street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

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Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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