



Guide Price £500,000

- Impressive three / four bedroom duplex apartment
- Private balcony with views over The Oval Gardens
- Level walking distance to Harrogate town centre
- Prime residential location
- Impressive double height reception hall
- Large sitting room
- Dining kitchen
- Single garage

Flat 2, 30 Park Avenue, Harrogate, North Yorkshire, HG2 9BG

An impressive three / four bedroom duplex apartment with private balcony and garage, enjoying attractive views over The Oval Gardens, situated within level walking distance of Harrogate town centre.

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Harrogate 1 miles, York 22 miles, Leeds 15 miles (all distances approximate)

General remarks

This most impressive three / four bedroom duplex apartment, with garage and balcony, enjoys a delightful outlook over The Oval Gardens and is situated within this prime residential location.

With gas central heating, viewing is highly recommended to fully appreciate the spacious accommodation which is on offer and the property briefly comprises; ground floor communal entrance with staircase to the first floor. The entrance door leads into an impressive double height reception hall with feature return staircase to the second floor. There is a most attractive bay fronted lounge with door to small balcony and there is a small study off. A large dining room has a feature living flame gas fire and pleasant aspect to the front and could be utilised as a fourth bedroom. The dining kitchen comprises a range of matching wood wall and base units with granite working surfaces and tiled splashbacks over. There is an integrated dishwasher, an oven with grill above and warming drawer, space for a fridge/freezer and a door leading to a first floor balcony which leads down to the garage.

Steps lead down to a half landing where there is an understairs storage cupboard and a utility with space and plumbing for a washing machine and a house bathroom which comprises a matching white three piece bath suite. There is also a large walk-in linen cupboard.

From the reception hall an impressive return staircase leads to a first floor study landing. The principal bedroom has an attractive fireplace, a walk-in wardrobe and view towards The Oval Gardens. There are two further double bedrooms and on the half-landing is another large bathroom which comprises a matching three piece bath suite with separate corner shower cubicle and airing cupboard with linen shelving.

Outside there is external access from the kitchen which leads to the rear and the single garage (18'9 x 10') which is accessed via the access road to the rear and which has electric light and power installed.

This charming apartment is situated in an attractive position adjoining The Oval Gardens and is within easy walking distance of Harrogate town centre where there is an excellent range of amenities including a superb selection of bars, restaurants and cafes, as well as shops which cater for all daily needs. There is also a railway station with mainline links. The property is also situated within catchment of popular primary and secondary schools.

Directions

From the Prince of Wales roundabout proceed up Otley Road turning left into Park Avenue where the property can be found further along on the right hand side clearly marked by our For Sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Leasehold – 999years from 29/02/1984. We are awaiting confirmation of the Service charge & Ground Rent.
- All mains services are installed.
- Single garage
- The property is in a Conservation Area

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

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

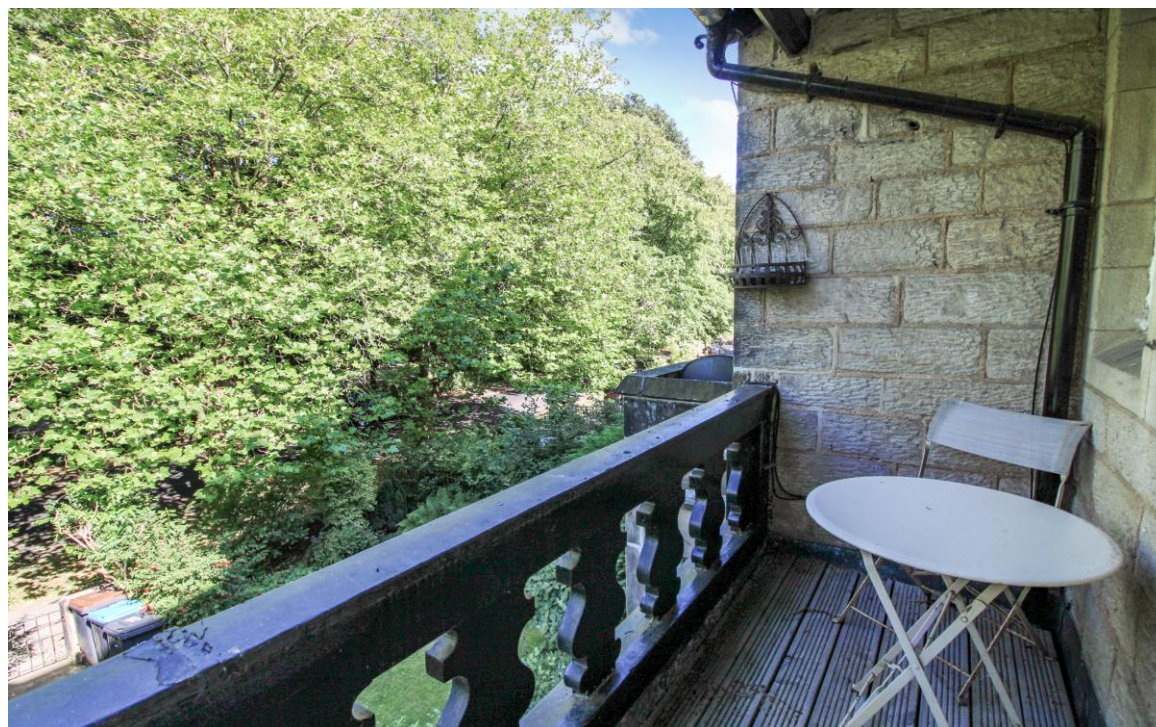
Buyer Anti Money Laundering Checks

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 £34.20 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.

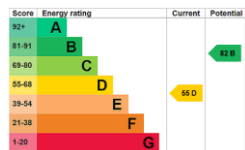
Referral fees

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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Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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