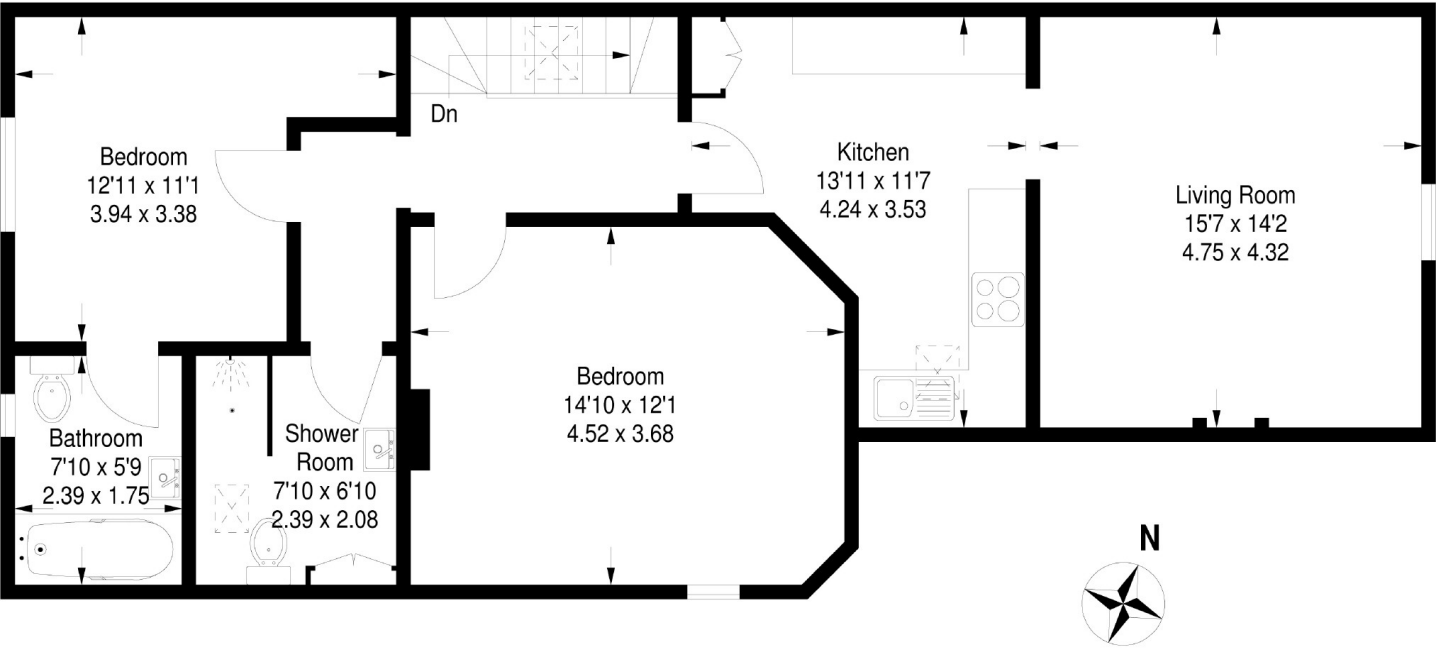
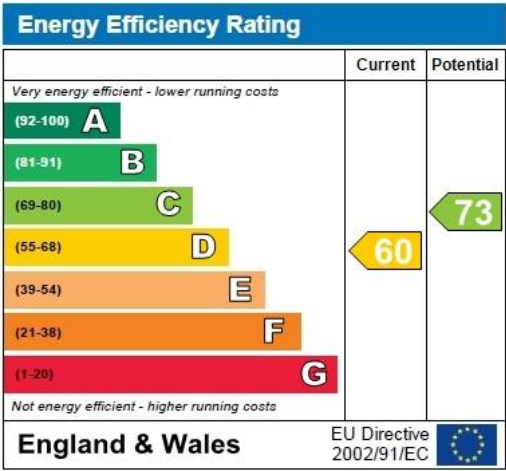


Approximate Gross Internal Area = 81.9 sq m / 882 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From Harrogate town centre proceed along the A61 Ripon Road turning right into Springfield Avenue then left into Spring Grove where the property can be found on the left hand side.

Flat 3, 1 Spring Grove, Harrogate
£275,000

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 myrings.property

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

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MYRINGS
Harrogate's Leading Family Estate Agent



A rare opportunity to acquire a newly refurbished top floor apartment with tasteful, high quality fixtures and fittings throughout only a stone's throw from the town centre.

Accessed via a pleasant communal hall, the apartment straight away opens up to the light and airy hallway which has had skylights installed to the roof for optimal light. The hall has the added benefit of a stylish glass balustrade. Leading through there is a modern kitchen which is well equipped with integrated appliances including a washing machine, dishwasher and fridge. The kitchen also has the benefit of a range of units and granite work surfaces. There is an opening into a spacious living room with contemporary exposed brick feature wall and a gas fire place. The main bedroom is a great size double room with plenty of additional space for wardrobes. The second bedroom has the luxury of a newly fitted en-suite with a sensor mirror and vanity sink

unit. The house bathroom with walk in rain shower and glass divided panelling gives a real essence of space. The apartment has had additional sound proofing installed.

Spring Grove is a quiet cul-de-sac close to Harrogate's town centre and only moments from the award winning Valley Gardens. The town offers many attractions such as boutique shopping and Betty's famed Tea Rooms, along with an excellent range of restaurants and bars. The town is also renowned for it's reputable schools for all ages which are mostly within a short commute. Transport links are most accessible with the train line running to the main stations at York and Leeds from the town centre, the A1M linking into the national motorway network only 8 miles away, and Leeds Bradford International Airport a mere twenty minutes drive.



Bus
8 minutes walk



Main Roads
A1M 8.1 Miles



Train
Harrogate 0.7 Miles



Airport
Leeds/Bradford 12.9 Miles

Fixtures & fittings
Fixtures and fittings are to be negotiated separately.

Services
All mains services are connected.

168 Years remaining
share of freehold

Rating Authority
Harrogate Borough Council Tax Band B

Tenure
Leasehold - share of freehold