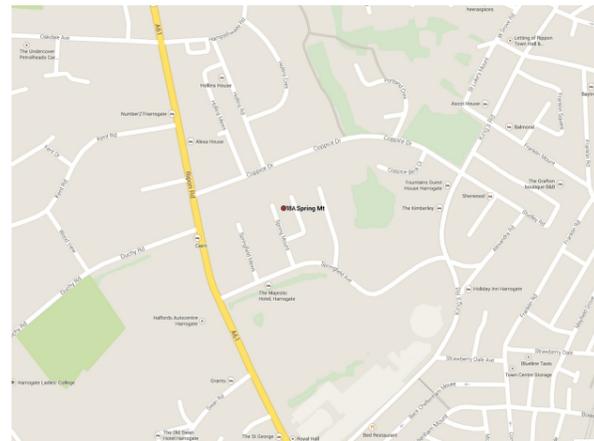


TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.4 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
64	74

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
63	75



### 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 Mount. Turn right following the back street to the end where access to number 18A can be found on the left hand side.



18a Spring Mount, Harrogate

£167,500

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Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX Sales 01423 566 400 Lettings 01423 569 007 [myrings.property](http://myrings.property)

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18a Spring Mount, Harrogate, North Yorkshire, HG1 2HX



This ground floor freehold apartment conveniently located within moments walk of Harrogates town centre, boasts excellent, well proportioned accommodation throughout as well as off street parking and private entrance.

With gas fired central heating, newly installed UPVC double glazing and designer radiators throughout, the apartment is accessed via external stone steps and private entrance leading into the modern fitted kitchen that is spacious enough to accommodate a dining table if required. The inner hallway with useful storage cupboard branches to the large house bathroom with further built in storage and over bath shower. The bedroom is again well proportioned with space for a a king sized bed as well as free standing wardrobes and drawers. French doors open out to a private enclosed seating area with astro turf. The bay fronted

sitting room is impressive with high ceiling, strip wooden flooring and a feature fireplace that houses a stylish wood burning stove. The room is large enough for lounge furniture as well as more formal dining if desired.

Spring Mount is a most convenient address in the heart of Harrogate's town centre and only minutess walk from both the 200 acre Stray Parkland and Valley Gardens. The town offers excellent local shopping with boutique retail stores and an excellent range of restaurants and bars. The town is also renowned for it's reputable schools for all ages which are all 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**  
12 minute walk



**Main Roads**  
A1M 8.1 Miles



**Train**  
Harrogate 0.7 Miles



**Airport**  
Leeds/Bradford 12.9 Miles

**Fixtures & fittings**

Furnishings are not part of the property and must be considered and negotiated separately.

**Services**

All mains services are connected to the property.

**Rating Authority**

Harrogate Borough Council Tax Band B

**Tenure**

Freehold