



Flat 3, 2 Langcliffe Avenue, Harrogate

An exceptionally spacious second floor apartment. Located on the popular South Side of the town.

£550pcm part furnished or unfurnished

An exceptionally spacious second floor apartment in this period residence located along this attractive tree lined avenue on the highly sought after south side of town.

Featuring stripped pine doors, gas fired central heating and sealed unit double-glazing this property is presented to a very high standard throughout.

The property is located within easy walking distance of the town centre.

Ground floor:

Communal hall shared with Flat 2 leading to the first floor.

First floor:

Landing:

Side window, radiator and access to roof providing useful storage space.

Sitting room: 18" x 15'4" (5.5m x 4.6m)

UPVC double glazed with window with views towards the church. Victorian style fireplace with tiled interior and gas fire. TV and telephone point. Two radiators and access to eves storage area.



Kitchen: 8'7" x 8'7" (2.6m x 2.6m)

Fitted with a range of high quality cupboards, drawers, wall units and display shelving. Tiled work surfaces with pine edging and complimentary tiled splashbacks. Single drainer stainless steel sink with washing machine, integrated electric oven and 4-ring gas hob. Concealed gas central heating boiler and access to useful eves storage area. Laminate flooring. Double glazed rear window.



Double Bedroom: 18'4" x 14'1" (5.6m x 4.3m)

UPVC double glazed side window, two radiators and quality pine fitted wardrobes.

Bathroom:

New white bathroom suite featuring bath with mixer shower unit over and vanity wash basin with pine cupboard beneath. Low level WC with pine seat. Tiled splashbacks, laminate flooring, radiator and period cast iron fireplace. Double glazed rear window.



Outside:

Gravelled parking area to rear with space for two vehicles.

Services:

All mains services are connected to the property.

Other notes:

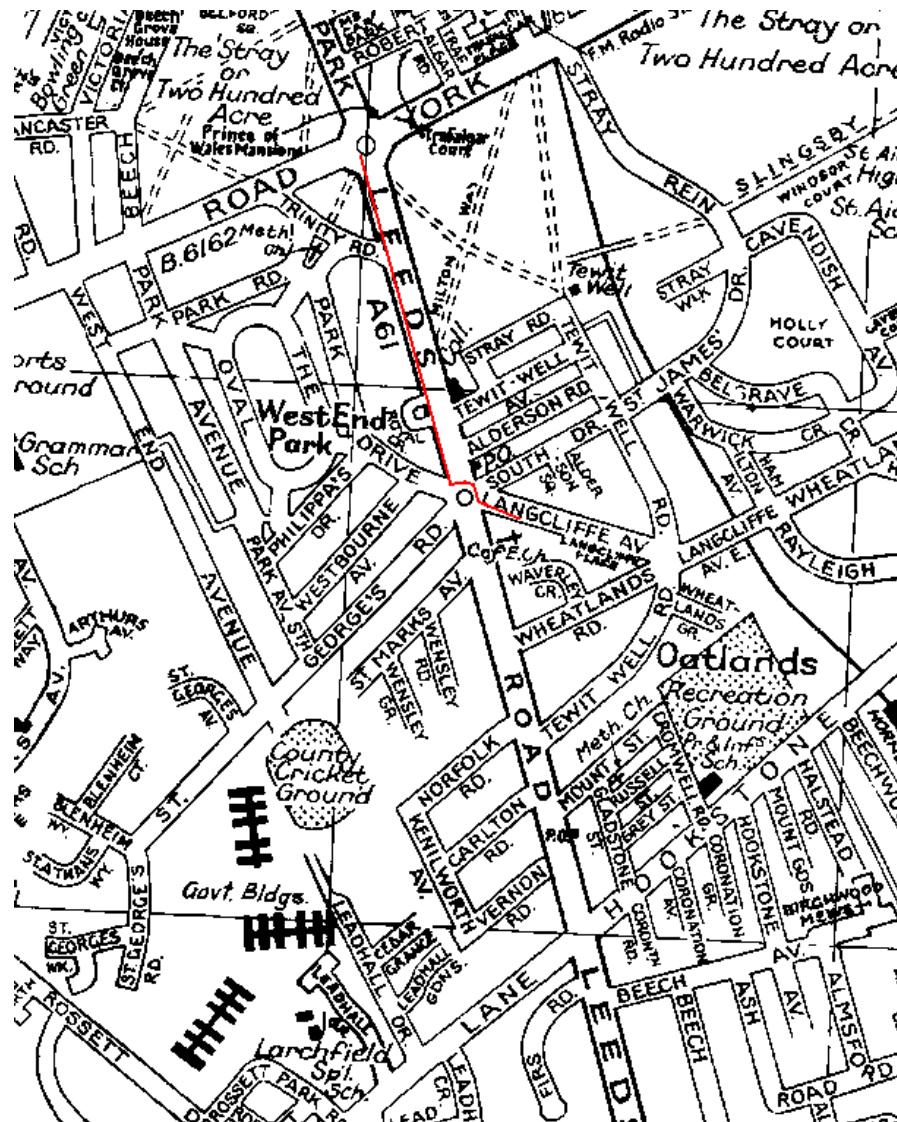
The property is offered either part furnished or unfurnished.

Children welcome, sorry no smokers or pets.

The property is offered on an assured shorthold tenancy agreement subject to references, credit checks and a bond. The minimum term is 6 months.

Directions:

From the Prince of Wales roundabout, proceed along Leeds Road, take the second exit at the next roundabout (Langcliffe Avenue). The property will be found on the right hand side.



Viewing:

Viewings can be arranged through the sole agent, Fisher Properties, on Harrogate (01423) 502481.

Note:

All particulars are given in good faith and are correct at the time of writing. Please contact us to clarify any details, particularly if travelling some distance.

All room sizes are approximate but we endeavor to work to an accuracy of 3"