

Stonefall Avenue, Harrogate, HG2 7NR

- CHAIN FREE THREE BEDROOM HOME
- Recently decorated throughout
- Enclosed courtyard garden
- Close to shops & train station
- Flexible accommodation over four floors
- Modern kitchen & spacious bathroom
- Additional reception/home office space
- Ideal first time buyer/family home

Guide Price £240,000



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DESCRIPTION

No Onward Chain.

This mid-terraced property is situated in a convenient location close to local shops and the train station, offering flexible accommodation arranged over four floors.

The property has been recently decorated throughout and is approached via a forecourt garden. The ground floor comprises a living room to the front elevation, featuring a fireplace, and a modern fitted kitchen to the rear with access to the enclosed east-facing courtyard garden.

To the lower ground floor is a second reception room, which could be used as a snug, home office or hobby room, depending on requirements. There is also an adjoining room providing useful storage space and WC facilities.

The first floor includes a generous double bedroom and a spacious bathroom fitted with both a bath and separate shower.

The second floor provides two further bedrooms. The current layout offers flexibility and, subject to requirements, could be reconfigured to create a central landing separating the two rooms.

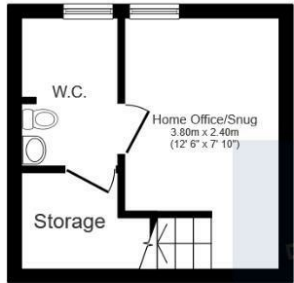
Externally, the property benefits from an enclosed, low-maintenance stone-flagged courtyard garden to the rear with could be converted to two parking spaces.

The property would be well suited to a range of purchasers seeking a conveniently located home with versatile accommodation and no onward chain.





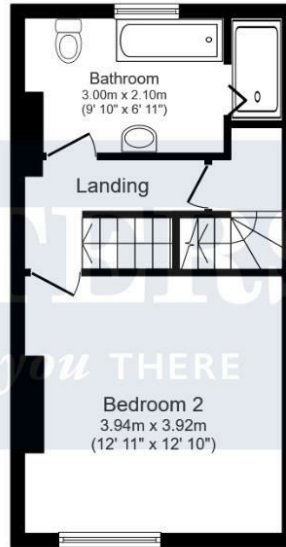
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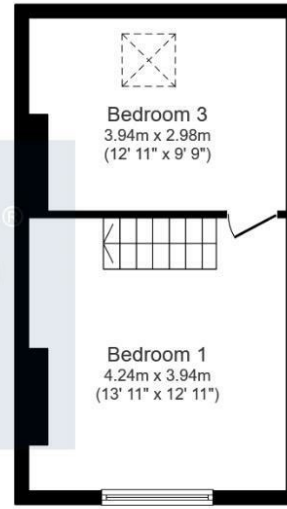
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area: 107.3 sq.m. (1,115 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewings

Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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