



## Stonebeck Avenue, Harrogate, HG1 2BW

- Two-bedroom mid-terrace house
- Spacious reception room
- Enclosed rear garden
- Two generous double bedrooms
- Garage providing storage or parking
- Sought-after Stonebeck Avenue location
- Modern fitted kitchen
- Patio and lawn garden area
- Modern fitted bathroom
- Close to local amenities, supermarkets and transport links

**Guide Price £220,000**



# Stonebeck Avenue, Harrogate, HG1 2BW

## DESCRIPTION

Situated on the popular Stonebeck Avenue in Harrogate, this well-presented two-bedroom mid-terrace house offers an excellent opportunity for first-time buyers, downsizers or investors alike.

The ground floor comprises a spacious reception room, leading through to a modern fitted kitchen with access to the enclosed rear garden. The garden features a combination of patio and lawn, providing an ideal space for outdoor dining, entertaining or simply relaxing.

To the first floor are two generously proportioned double bedrooms, both enjoying plenty of natural light, alongside a modern fitted bathroom with ample storage space.

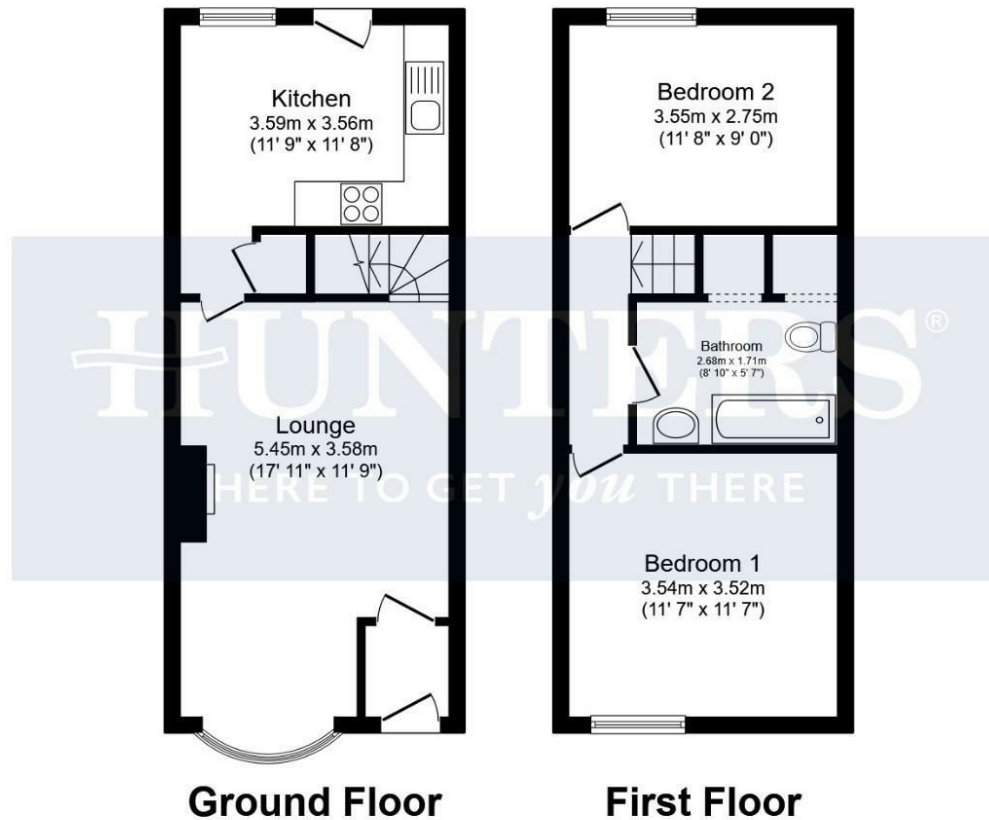
Externally, the property further benefits from a garage, offering useful additional storage or potential parking.

Conveniently located close to local amenities, supermarkets and transport links into Harrogate town centre, this appealing home combines comfortable accommodation with a convenient location.

Early viewing is highly recommended to fully appreciate all that this property has to offer.







Total floor area 66.7 sq.m. (718 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 propertybox.io



### Viewings

Please contact [harrogate@hunters.com](mailto: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.



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## 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.

