



## Avenue Street, Harrogate, HG2 7PF

- Three-bedroom mid-terrace house located on Avenue Street
- Spacious lounge with open flow into the kitchen area
- Convenient ground-floor utility area
- Close proximity to local amenities, shops, and services
- Early viewing highly recommended
- Ideal for first-time buyers, investors, or families
- Well-appointed kitchen featuring a breakfast bar
- Private outdoor courtyard to the rear
- Excellent transport links, including train station and bus stop
- Council Tax Band A

**Guide Price £180,000**



# Avenue Street, Harrogate, HG2 7PF

## DESCRIPTION

Located on Avenue Street, this three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers, investors, or families seeking a comfortable home. The property boasts a spacious lounge that seamlessly flows into a well-appointed kitchen area, complete with a breakfast bar, perfect for casual dining and entertaining.

The ground floor also features a convenient utility area, which leads to a bathroom on the left, ensuring practicality for everyday living. From the utility area, a door opens into a lovely outdoor courtyard, providing a private space for relaxation or outdoor activities.

Upstairs, the property comprises two generously sized double bedrooms and a single bedroom, offering ample space for family members or guests.

Situated in a prime location, this home is within easy reach of local amenities, as well as the train station and bus stop, making it ideal for those who commute or enjoy the convenience of nearby shops and services.

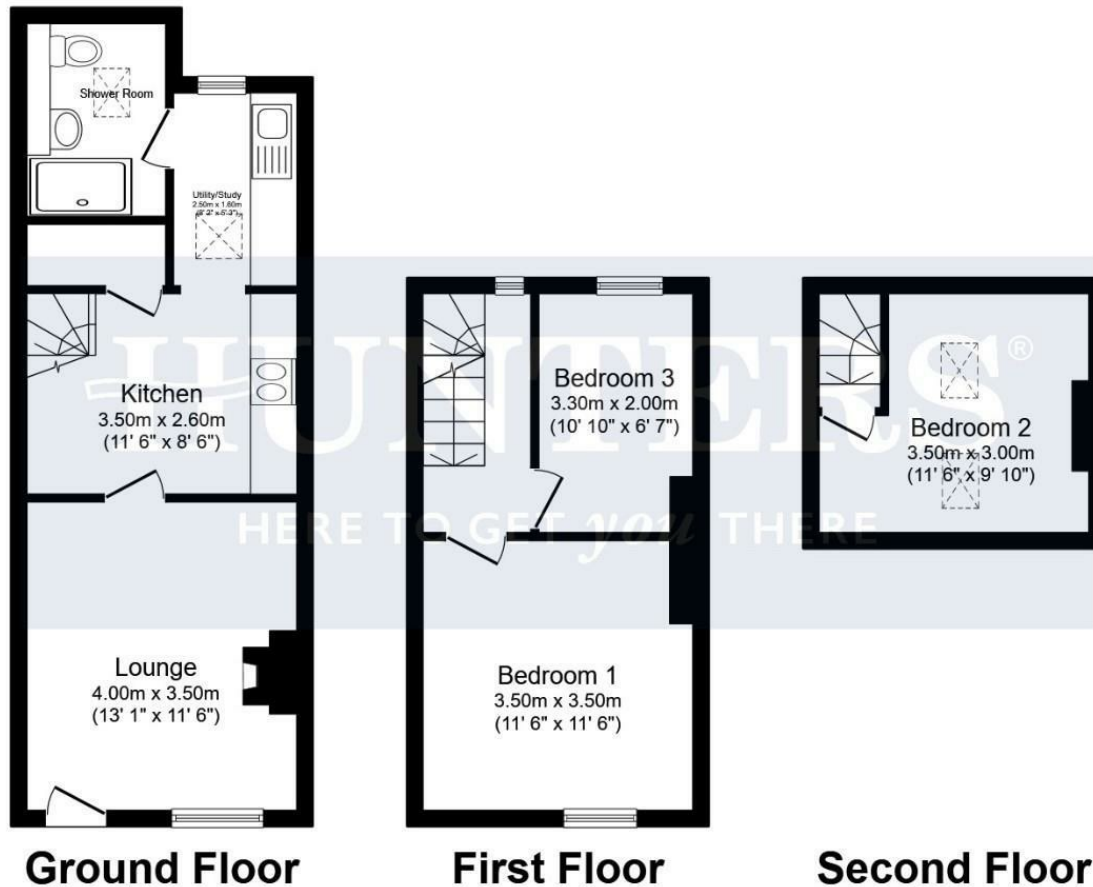
With its inviting layout and excellent location, this mid-terrace house is a wonderful choice for anyone looking to settle in the picturesque town of Harrogate. Don't miss the chance to make this charming property your new home.



EPC  
Energy rating TBC  
This property produces TBC tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: A





## 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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.



### 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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