



Fountains Avenue, Harrogate, HG1 4ER

- Located on the desirable Fountains Avenue
- Private front and rear garden
- Two doubles and one single
- Convenient access to public transport and major routes
- Early viewing highly recommended
- Ideal for first-time buyers, families, or individuals
- Open-plan kitchen diner
- Close to local shops, schools, and green spaces
- Generous plot size offering potential for future extension (STPP)
- Council Tax Band B

Guide Price £245,000



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DESCRIPTION

Located on Fountains Avenue, this semi-detached house presents an excellent opportunity for first time buyers, families and individuals alike. The property boasts a well-designed layout, featuring one inviting reception room that serves as a perfect space for relaxation or entertaining guests.

With three bedrooms, including two spacious double rooms and a cosy single, this home offers ample accommodation for a variety of living arrangements. The open kitchen diner area is a standout feature, providing a modern and sociable space for cooking and dining, ideal for family gatherings or casual meals with friends.

The property is further enhanced by its private front and rear gardens, offering a tranquil outdoor retreat for gardening enthusiasts or those simply wishing to enjoy the fresh air. The gardens provide a wonderful space for children to play or for hosting summer barbecues.

Conveniently located close to local amenities, residents will find shops, schools, and parks within easy reach, making daily life both practical and enjoyable. This semi-detached house on Fountains Avenue is a perfect blend of comfort, style, and convenience, making it an ideal choice for anyone looking to settle in the picturesque town of Harrogate.



EPC

Energy rating D

This property produces 4.4 tonnes of CO2

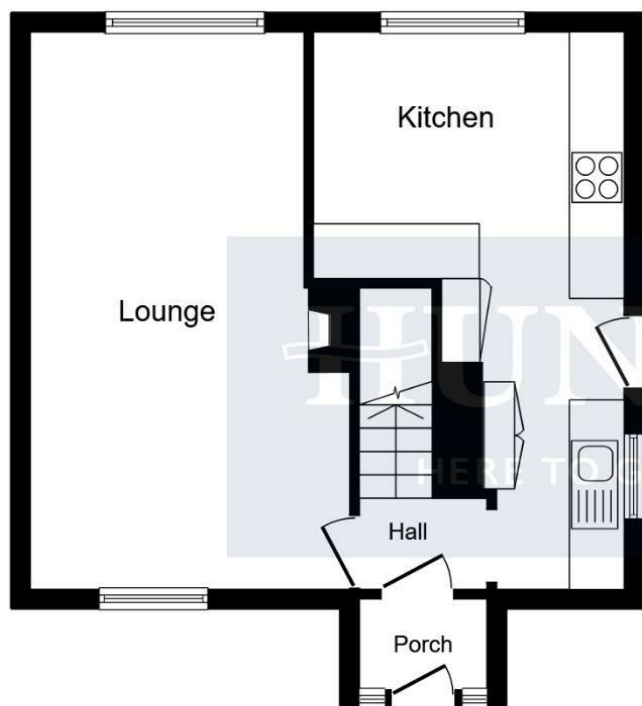
Material Information - Harrogate

Tenure Type: Freehold

Council Tax Banding: B

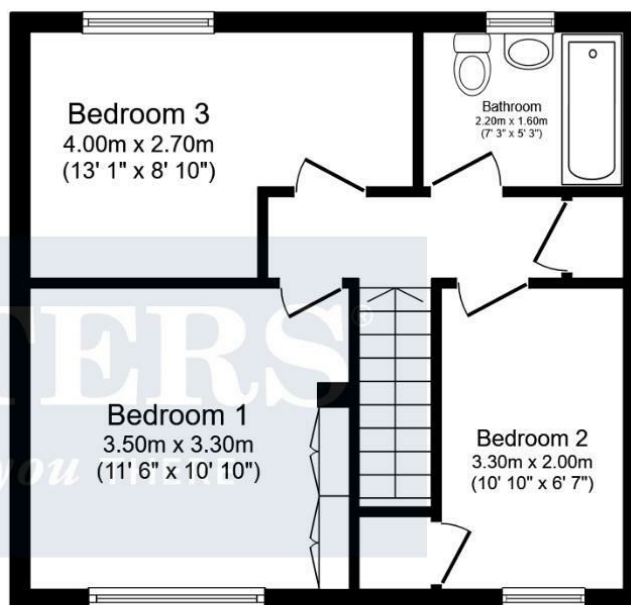


43 Fountains Avenue, Harrogate, HG1 4ER



Ground Floor

Floor area 41.2 sq.m. (443 sq.ft.)



First Floor

Floor area 39.6 sq.m. (427 sq.ft.)

Total floor area: 80.8 sq.m. (870 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

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Viewings

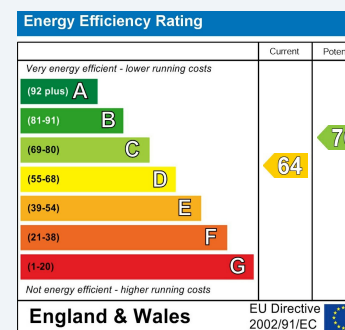
Please contact harrogate@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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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