







Fairways Avenue, HG2 7EN

- Chain free
- Thoughtfully reconfigured by the current owners
- Bright and spacious accommodation ideal for modern family living
- Backing directly onto Harrogate Golf Club
- Modern shower room and family bathroom
- Beautifully modernised three-bedroom family home
- Impressive L-shaped open-plan living, kitchen and dining space
- Private rear garden with lawned and paved areas
- Useful utility room
- Ready to move straight into

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Guide Price £300,000

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DESCRIPTION

Offered to the market chain free, this beautifully modernised three-bedroom family home has been thoughtfully reconfigured by the current owners to create a fantastic contemporary living space.

The heart of the home is the impressive L-shaped open-plan living, kitchen and dining area, providing a bright, spacious and sociable environment that is perfect for both everyday family life and entertaining. The living space enjoys a pleasant outlook over the private rear garden, which is laid to lawn with paved areas and benefits from a desirable position backing directly onto Harrogate Golf Club, creating a lovely open aspect and a sense of privacy.

The ground floor also benefits from a useful utility room, modern shower room and welcoming entrance hall.

To the first floor are three well-proportioned bedrooms, offering excellent flexibility for family living, guests or working from home, together with a modern family bathroom.

Having been modernised and thoughtfully reconfigured by the current owners, this is a stylish and practical home that is ready to move straight into. 164 Fairways Avenue offers an excellent combination of generous accommodation, contemporary open-plan living and a fantastic private rear garden.







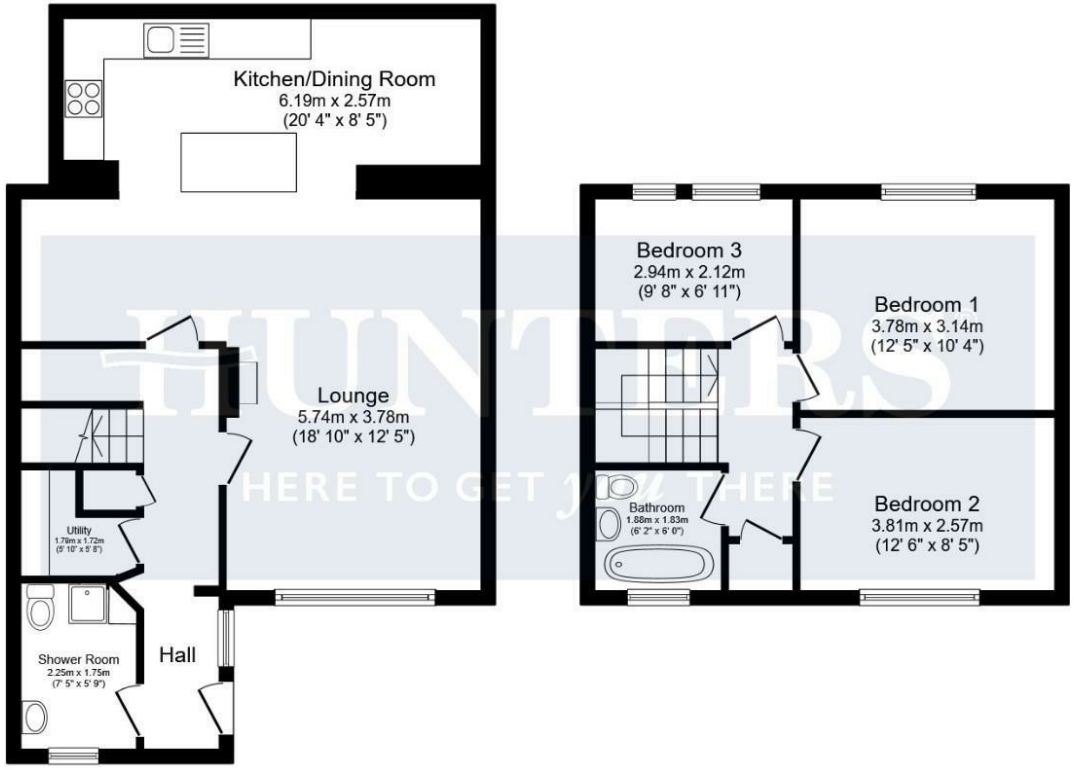












Total floor area 102.7 sq.m. (1,105 sq.ft.) approx

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

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Viewings

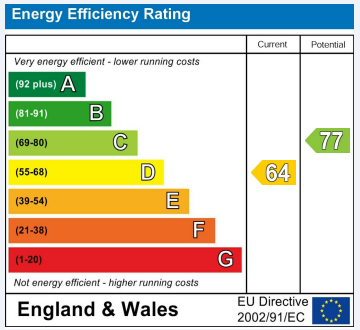
Please contact harrogate@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.

The Property Ombudsman

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