



Walworth Avenue, Harrogate, HG2 7RB

- Truly move-in ready - early viewing highly recommended
- Fully refurbished to an exceptional standard throughout
- Landscaped garden with outdoor kitchen & impressive summer house
- Three well-proportioned bedrooms with fitted wardrobes
- Stunning open plan kitchen, dining and living space
- High specification kitchen with breakfast bar & integrated appliances
- Luxury shower room with marble-effect tiling & recessed LED lighting
- Sought-after Harrogate location close to excellent amenities

Guide Price £300,000



Walworth Avenue, Harrogate, HG2 7RB

DESCRIPTION

Having been comprehensively refurbished to an exceptional standard throughout, this stunning three bedroom terrace home is ready to move straight into and offers stylish, contemporary living both inside and out.

The ground floor centres around a superb open plan living space, featuring a bespoke media wall, a high specification kitchen with integrated appliances and breakfast bar, a useful utility area, and a luxurious shower room finished with marble-effect tiling and recessed LED feature lighting.

Upstairs are two generous double bedrooms with fitted wardrobes, a versatile third bedroom, and an equally impressive family bathroom finished to a high standard.

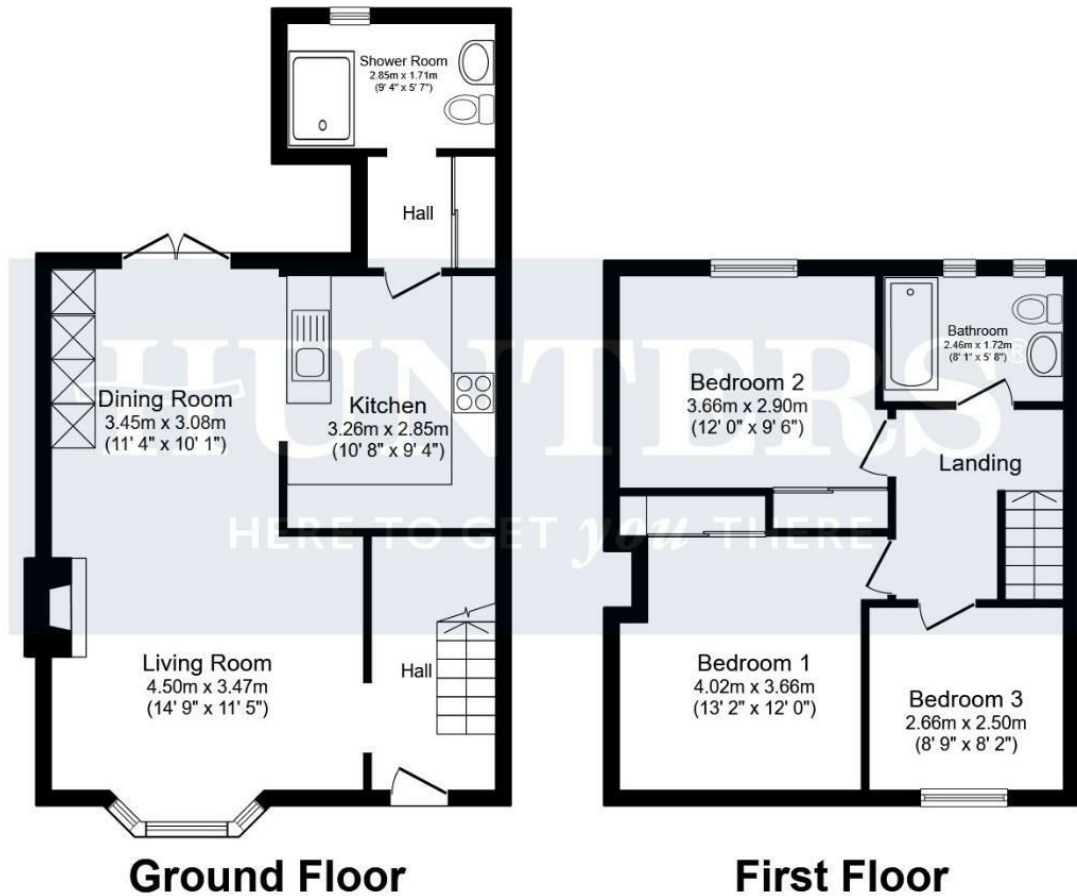
The landscaped rear garden is a real highlight, offering a fantastic outdoor kitchen and entertaining patio, a generous lawn, and an impressive summer house providing additional seating or entertaining space.

Situated on the ever-popular Walworth Avenue, the property is ideally placed for excellent local schools, amenities, transport links and easy access into Harrogate town centre and the famous Stray.

A truly outstanding home where no expense has been spared. Early viewing is highly recommended.







Ground Floor

First Floor

Total floor area 93.7 sq.m. (1,009 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, 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.



Regents House, 13-15 Albert Street, Harrogate, HG1 1JX
 Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

