



Stonefall Avenue, Harrogate, HG2 7NR

- Three-bedroom mid-terrace house
- Requires modernisation throughout
- Bathroom requiring renovation
- Scope for improvement and refurbishment
- Convenient for Harrogate town centre and local amenities
- Two reception rooms
- Kitchen requiring updating
- Well-proportioned accommodation
- Residential location on Stonefall Avenue

Guide Price £150,000



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DESCRIPTION

*FOR SALE VIA CONDITIONAL (MODERN METHOD OF) AUCTION *
GUIDE PRICE £150,000 * BIDDING CLOSURES (TBA) * RESERVATION
FEE APPLIES * FOR BIDDING AND LEGAL INFORMATION PLEASE
VISIT [HUNTERS.COM/AUCTIONS](https://www.hunters.com/auctions)

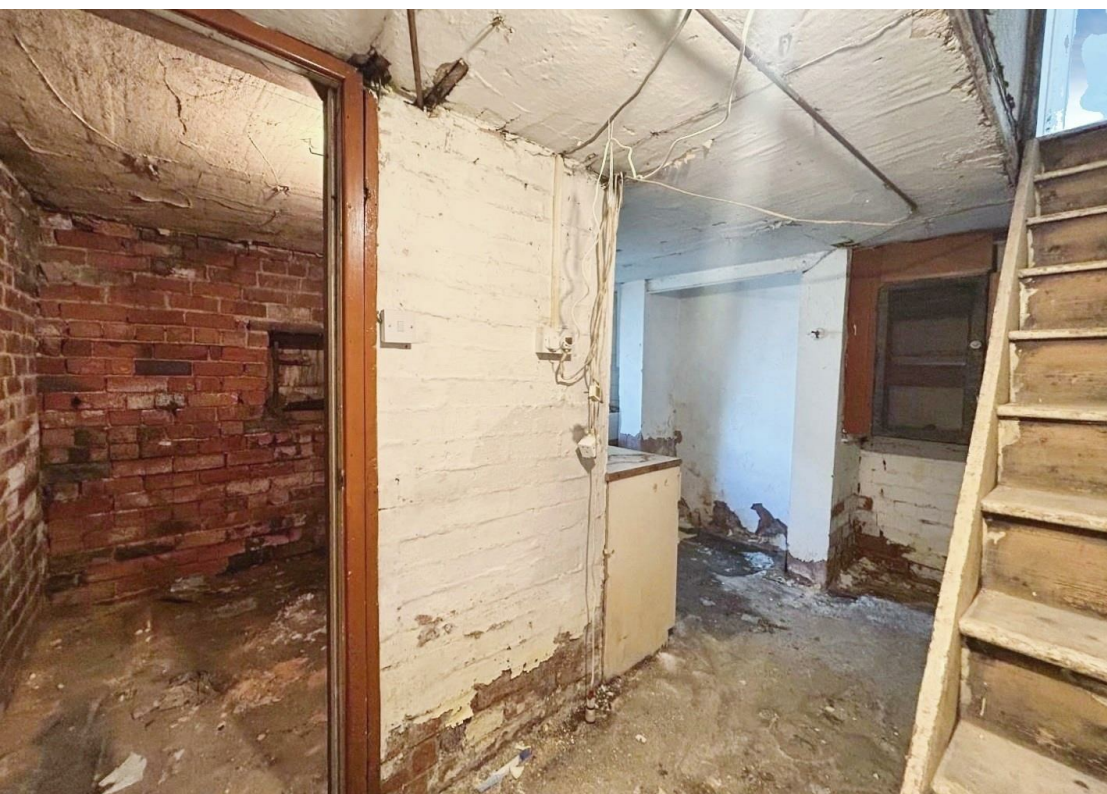
Located on Stonefall Avenue in Harrogate, this mid-terrace house offers three bedrooms and two reception rooms.

The accommodation comprises of a good sized reception room, kitchen, three bedrooms, basement and a family bathroom. The property requires modernisation throughout, providing an opportunity for the new owner to update and improve the accommodation to their own requirements.

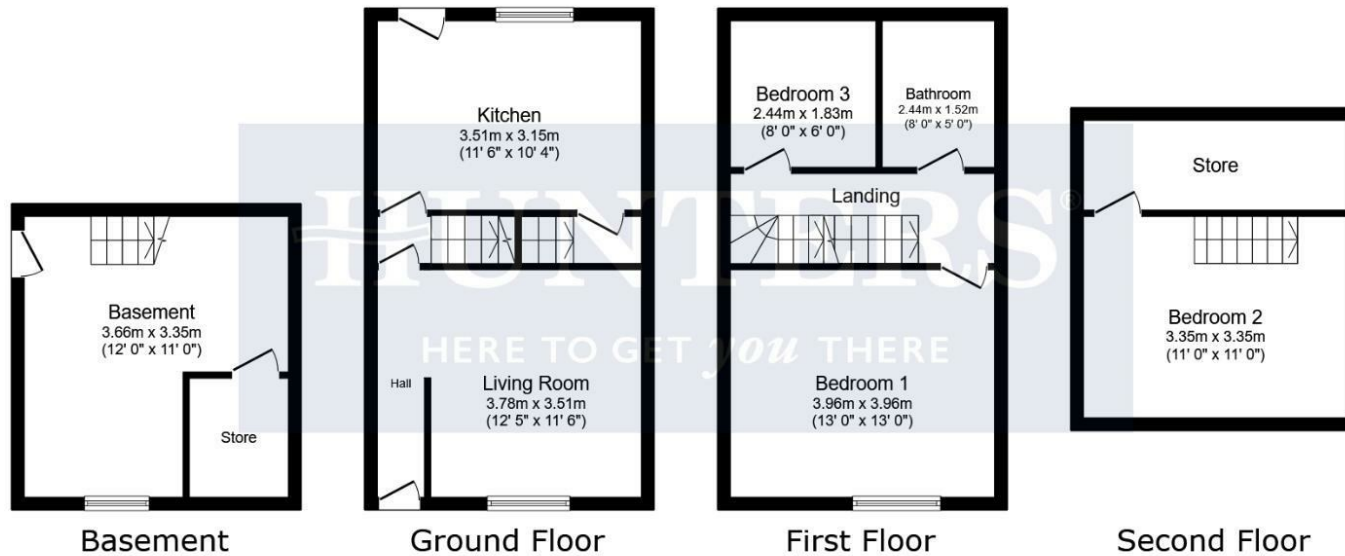
The property is offered for sale with no onward chain and may suit buyers looking for a home with scope for improvement.

Stonefall Avenue is conveniently located for access to Harrogate town centre, local shops, schools, parks and other amenities.





Stonefall Avenue, Harrogate



Total floor area: 111.8 sq.m. (1,204 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



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.



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