



Roche Avenue, Harrogate, HG1 4ES

- Stylish open-plan kitchen, dining, and lounge
- Two well-appointed bathrooms
- Private rear garden
- Close to local amenities, schools, shops, and transport links
- Early viewing highly recommended
- Four generously sized double bedrooms
- Separate utility room providing extra space for laundry
- Off-road parking for two vehicles
- Thoughtfully designed layout offering comfort and functionality
- Council Tax Band B

Guide Price £350,000



Roche Avenue, Harrogate, HG1 4ES

DESCRIPTION

Located on Roche Avenue in Harrogate, this delightful semi-detached house offers a perfect blend of comfort and modern living. With four generously sized double bedrooms, this property is ideal for families or those seeking extra space. The layout is thoughtfully designed, featuring an open plan kitchen, diner, and lounge, creating a warm and inviting atmosphere for both relaxation and entertaining.

The property boasts two well-appointed bathrooms, ensuring convenience for all residents. A separate utility room adds to the practicality of the home, providing additional space for laundry and storage.

Outside, you will find a private rear garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The property also benefits from off-road parking for two vehicles, with secure gates at the end of the drive, offering peace of mind and added security.

This home is not just a place to live; it is a sanctuary that combines modern amenities with a welcoming environment. Roche Avenue is a sought-after location, known for its friendly community and proximity to local amenities. This property is a wonderful opportunity for anyone looking to settle in the picturesque town of Harrogate.

EPC

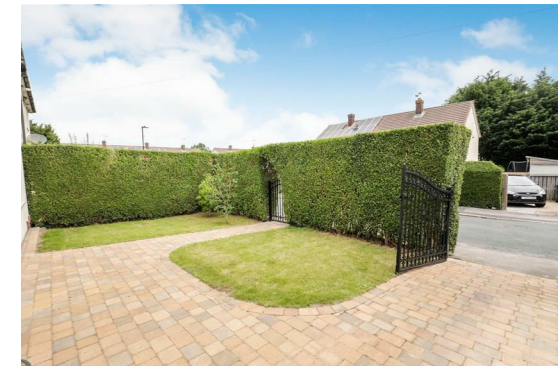
Energy rating TBC

This property produces TBC tonnes of CO2

Material Information - Harrogate

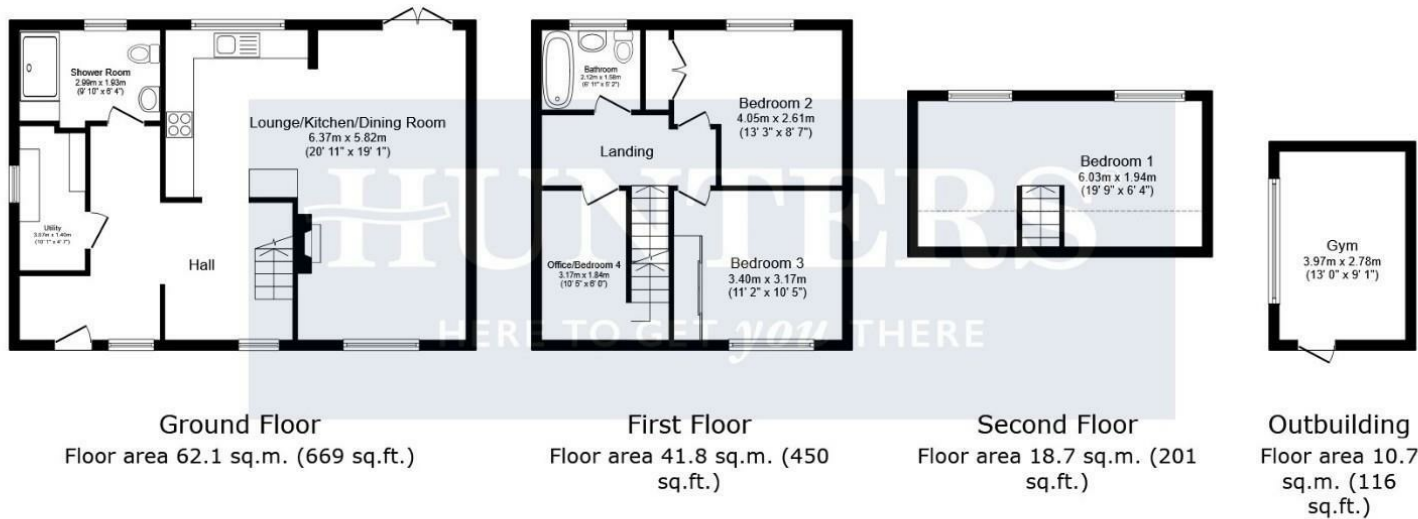
Tenure Type: Freehold

Council Tax Banding: B





21, Roche Avenue, Harrogate, HG1 4ES, GB



Total floor area: 133.4 sq.m. (1,436 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.



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

