



Fairways Avenue, Harrogate, HG2 7EN

- Attractive mid-terrace house offering comfort and practicality
- Generous kitchen and dining area
- Modern bathroom featuring both a separate bath and shower
- Private rear garden with a handy outdoor store cupboard
- Detached garage offering additional storage
- Welcoming, spacious porch entrance
- Three good-sized bedrooms located on the upper floor
- Convenient downstairs WC for added functionality
- Driveway providing off-street parking for one vehicle
- Council Tax Band B

Guide Price £260,000



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DESCRIPTION

Located on Fairways Avenue, this mid-terrace house offers a perfect blend of comfort and practicality. Upon entering, you are welcomed by a spacious porch that leads directly into a generous kitchen and dining area, ideal for family meals and entertaining guests. The kitchen is well-equipped, providing ample space for culinary adventures.

The property boasts three good-sized bedrooms, all located on the upper floor, ensuring a peaceful retreat for family members. The bathroom is thoughtfully designed, featuring both a separate bath and shower, catering to all preferences. Additionally, there is a convenient downstairs WC, enhancing the functionality of the home.

The separate lounge provides a cosy space to relax, making it a perfect spot for unwinding after a long day. Outside, the private rear garden offers a tranquil escape, complete with a handy store cupboard for your gardening tools or outdoor equipment.

Parking is made easy with a driveway accommodating one vehicle and an EV charger is also located on the driveway, alongside a detached garage that provides extra storage options. This property is not only well-situated in a desirable location but also offers a comfortable and practical living space for families or professionals alike. With its blend of modern amenities and charming features, this home is a wonderful opportunity for those looking to settle in Harrogate.

EPC

Energy rating C

This property produces 3.3 tonnes of CO2

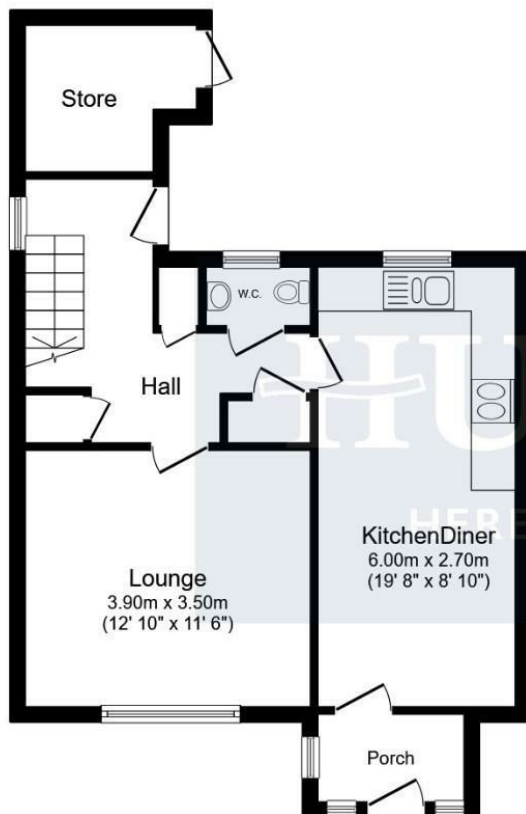
Material Information - Harrogate

Tenure Type: Freehold

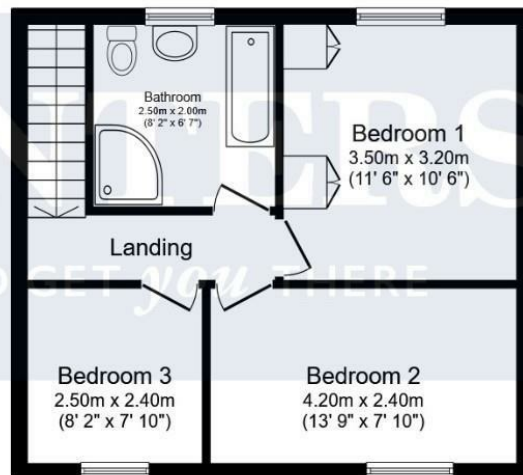
Council Tax Banding: B



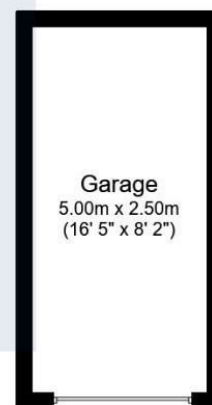




Ground Floor



First Floor



Garage

Total floor area 101.5 sq.m. (1,092 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

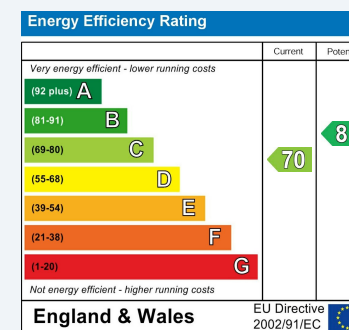
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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Tel: 01423 536222 Email: harrogate@hunters.com <https://www.hunters.com>

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.

