

HUNTERS®

HERE TO GET *you* THERE



Stonebeck Avenue

Harrogate, HG1 2BN

Council Tax: C

Guide Price £290,000



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Entrance Hall

Access via composite entrance door, radiator, loft access, doors to:

Kitchen

11'4" x 9'8" (3.46 x 2.96)

Quality modern range of wall and base mounted units with working surfaces over with inset resin sink unit, mixer tap and hot water tap, inset induction hob with extractor hood over and double built-in oven, integrated under counter fridge, wall mounted boiler, tiled floor, UPVC double glazed window to front elevation.

Lounge

17'10" x 9'11" (5.46 x 3.03)

UPVC double glazed window to rear elevation, radiator, TV point, double glazed sliding doors to:

Conservatory

9'4" x 7'1" (2.87 x 2.18)

Brick and UPVC construction, UPVC glazed door to rear garden, radiator.

Bedroom One

14'4" x 10'0" (4.39 x 3.05)

UPVC double glazed window to rear elevation, radiator, TV point, fitted wardrobes.

Bedroom Two

11'5" x 9'7" (3.50 x 2.93)

UPVC double glazed window to front elevation, radiator, fitted wardrobes, plumbing and space for washing machine and tumble dryer.

Shower Room

Modern fitted suite comprising shower cubicle with massage shower and glazed screen, low level WC, wash hand basin with cupboard under, tiled floor and walls, chrome heated towel rail, UPVC double glazed window to front elevation.

Garage

17'5" x 8'3" (5.31 x 2.52)

Up and over door.

Outside

A driveway to side and front provides ample off street parking and leads to the detached garage. Outside water tap. To the rear is an enclosed attractive rear garden with paved patio area, raised lawn area with mature flower beds and shrubs.

EPC

Environmental impact as this property produces 3.3 tonnes of CO₂.

Material Information

Tenure Type; Freehold

Council Tax Banding; C

A truly stunning two bedroom detached bungalow having recently undergone a full programme of refurbishment by the current owner to a very high standard. The property is situated in this sought-after location to the north of Harrogate within close proximity of the amenities and bus routes on Jenny Field Drive.

Offering generous living space throughout and with the benefit of a generous plot, the accommodation in brief comprises: Entrance Hall, fully integrated kitchen with colourful under unit lighting and hot water tap, generous sized lounge with sliding doors to the conservatory/ dining room. Two further bedrooms complete with fitted wardrobes and the shower room with luxury, walk in massage and jet body shower unit.

Outside to the front, there are two off street parking spaces with further parking on the driveway leading to the detached garage. Pretty raised flower beds border the front with steps leading to the front door. To the rear, doors from the conservatory open to the patio area, ideal for entertaining, with steps to the lawn and mature flower beds and vegetable planting areas. A beautiful Bungalow throughout.

- DETACHED BUNGALOW
- Fully integrated kitchen with hot water tap
- New windows and doors
- New roof with GRP coating
- Garage with power and electrics
- Fully modernised throughout
- Generous lounge with sliding doors to the conservatory
- Two double bedrooms with fitted wardrobes
- Parking for three cars
- Beautiful rear garden



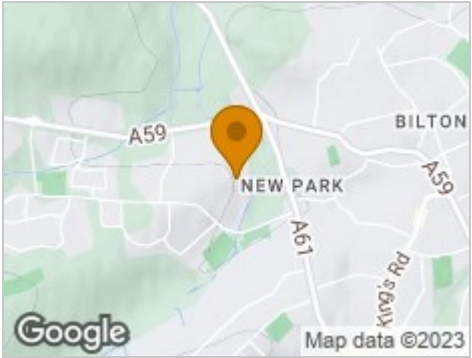
Road Map



Hybrid Map

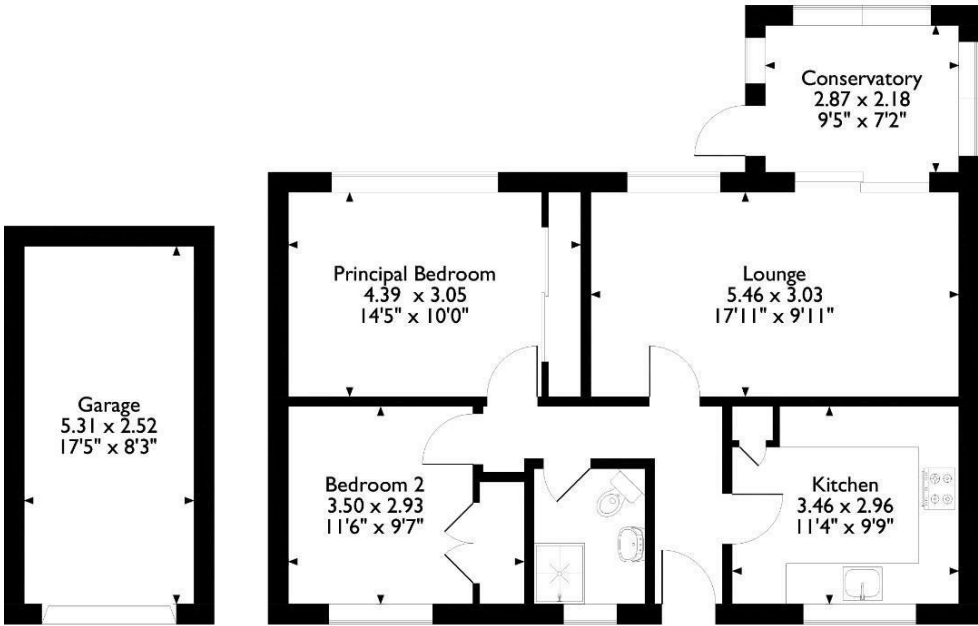


Terrain Map



Floor Plan

49 Stonebeck Avenue, Harrogate, HG1 2BN
Approximate Gross Internal Area
Main House = 68 Sq M/732 Sq Ft
Garage = 13 Sq M/140 Sq Ft
Total = 81 Sq M/872 Sq Ft



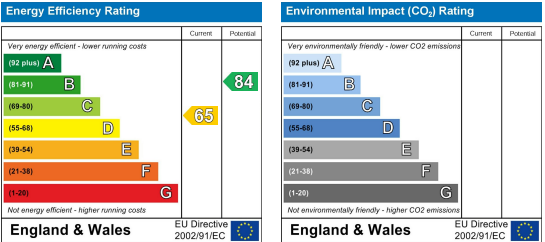
Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Harrogate Office on 01423 536222 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.