



## The Avenue, Harrogate, HG1 4QF

- Excellent renovation opportunity with scope to add value
- Front lounge flowing through to dining room and kitchen
- Ideal for first-time buyers, investors, or renovation projects
- Practical layout suited to modern living
- Early viewing highly recommended
- Two spacious reception rooms offering flexible living space
- Two bathrooms, including a convenient downstairs WC
- Private rear courtyard for outdoor use
- Close to local amenities and public transport links
- Council Tax Band B

**Offers Over £200,000**



# The Avenue, Harrogate, HG1 4QF

## DESCRIPTION

Located on The Avenue, this two-bedroom mid-terrace house presents a wonderful opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers a versatile layout that is perfect for both relaxation and entertaining. The inviting hallway leads you into a comfortable lounge at the front, which seamlessly flows into the dining room and then into the kitchen, providing a lovely open-plan feel.

The property boasts two well-proportioned double bedrooms, ensuring ample space for rest and privacy. Additionally, there are two bathrooms, including a convenient downstairs WC, making it ideal for families or guests.

At the rear, you will find a private courtyard, perfect for enjoying the outdoors or hosting gatherings. The location is particularly advantageous, as it is close to local amenities and public transport links, making daily life convenient and accessible.

While the house is in need of renovation, it offers a blank canvas for those with a vision to transform it into a stylish and comfortable residence. This property is a fantastic opportunity for first-time buyers, investors, or anyone looking to put their personal touch on a home in a sought-after area. Don't miss the chance to make this house your own in the beautiful town of Harrogate.

EPC  
Energy rating E  
This property produces 5.4 tonnes of CO2

Material Information - Harrogate  
Tenure Type: Freehold  
Council Tax Banding: B







Total floor area 99.2 sq.m. (1,068 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](mailto:harrogate@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

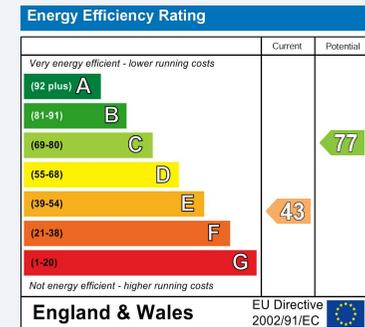
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## 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.

